

Consultation Statement | July 2023

Contents

Section	Page
1.0 Introduction	1
2.0 Who was consulted?	2
3.0 How was the consultation undertaken?	4
4.0 Who responded?	7
5.0 What was said and what is our response?	9
6.0 Conclusion	78

Appendix 1 - Pre-consultation engagement with Mansfield Place Board

- *Summary of comments*

Appendix 2

- *Letter / email*

- *MDC staff email*

- *Press releases*

- *Social media posts*

- *Poster*

Appendix 3

- *3a - Consultation with the Mansfield Growing Bolder group*

- *3b - MDC Cultural Services workshop*

- *3c - Consultation with schools and Vision West Nottinghamshire College*

1.0 Introduction

Purpose of this statement

- 1.1 It is important that the council engages with the community throughout the preparation of the Local Plan and other planning policy documents. In doing this we need to ensure we follow the council's Statement of Community Involvement (SCI) and, where appropriate, the Regulations¹ governing the development plan process².
- 1.2 In this case we were consulting on a draft masterplan for Mansfield town centre which, upon adoption, will be used as a material planning consideration in the determination of planning applications. Consultation took place for eight weeks between 18 October 2021 and 23 December 2021.
- 1.3 This statement explains how we consulted and how we have taken the views of consultees into consideration during the preparation of the masterplan.

Mansfield town centre masterplan

- 1.4 The masterplan provides a vision and delivery plan to guide the regeneration of the Mansfield town centre over the next 15 years. It seeks to guide redevelopment of a number of key sites to create a mixed-use town centre with more food and drink, workspace, employment, cultural, leisure and educational uses that would increase the number of visitors. There is also a focus on providing quality housing for all ages, more greenery, new open spaces and a strong independent retail scene to help transform Mansfield into a vibrant place where more people want to spend time and money.

Structure of this Statement

- 1.5 This statement is structured as follows:
 - **Section 2** gives details on who was consulted,
 - **Section 3** sets out how the consultation was undertaken,
 - **Section 4** outlines who responded including the chosen response methods,
 - **Section 5** provides a summary of the main issues raised and our response, and
 - **Section 6** provides a conclusion to the consultation.

¹ Town and Country Planning (Local Planning) (England) Regulations 2012.

² The Mansfield Town Centre Masterplan is not part of the development plan.

2.0 Who was consulted?

- 2.1 We sent a notification, either electronically or by post, which explained the purpose of the consultation event and invited representations to 2,629 individuals and organisations registered on the local plan database. This included some specific and general consultation bodies³. We also emailed members of the Mansfield Developers' Forum (a further 147 emails sent).
- 2.2 In addition, we also sent emails to all primary, secondary and special schools in the district, West Nottinghamshire College and Nottingham Trent University (NTU) in Mansfield. Further emails were sent by the Marketing and Communications team to various partners: Business Improvement District (BID), Four Seasons Shopping Centre, Mansfield and Ashfield 2020, Mansfield Community and Voluntary Service (CVS), town centre businesses that are particularly active on social media and have links with BID Board, Vision West Notts College, Mansfield Woodhouse Community Development Group and Mansfield Town Football in the Community.

Specific consultation bodies:

Arqiva	Mansfield & Ashfield Clinical Commissioning Group
Ashfield District Council	Mansfield and Ashfield Strategic Partnership
Bassetlaw District Council	Mobile UK
Bolsover District Council	N Power
BT Plc	National Grid Property
Chesterfield Borough Council	Natural England
Clipstone Parish Council	Network Rail
Coal Authority	Newark & Sherwood District Council
Cuckney Parish Council	NHS Property Services
Defence Infrastructure Organisation	North East Derbyshire District Council
Department for Transport	Nottingham City Council
Derbyshire County Council	Nottinghamshire County Council
E.ON Central Networks	Nottinghamshire Fire & Rescue Service
E.ON Energy Ltd	Nottinghamshire Police and Crime Commissioner
East Midlands Councils	O2 UK Ltd
East Midlands Trains	Perlethorpe-cum-Budby Parish Meeting
Edwinstowe Parish Council	Rainworth Parish Council
Environment Agency - Lower Trent Area	Rufford Parish Council
Gedling Borough Council	Severn Trent Water Ltd
Health & Safety Executive	Severn Trent Water Ltd. (Mansfield)
Highways England	Sherwood Forest Hospitals NHS Trust
Historic England	Shirebrook Town Council
Homes and Communities Agency	Vodafone Ltd

³ Certain bodies defined in the Town and Country Planning (Local Planning) (England) Regulations 2012

Home Builders Federation	Warsop Parish Council
Hutchison 3G UK Ltd	

General consultation bodies:

Albert Street Residents Association	Health & Safety Executive
Alzheimer's Society	Mansfield 2020 Ltd
Ancient Monuments Society	Mansfield Community and Voluntary Service
APTCOO	National Farmers Union
Ashfield Links Forum	Nottinghamshire Biological and Geological Records Centre
British Horse Society	Nottinghamshire Wildlife Trust
Citizens Advice Bureau	Planning Inspectorate
Country Land and Business Association Ltd	Royal Society for the Blind (Nottinghamshire)
Disability Nottinghamshire	Society for the Protection of Ancient Buildings
Derbyshire and Nottinghamshire Chamber of Commerce	Sport England
Derbyshire and Nottinghamshire Local Enterprise Partnership	Stagecoach East Midlands
Derbyshire County Council	Sure Start Meden Valley
Derbyshire Gypsy Liaison Group	Sure Start Ravensdale
Forest Town Community Council	The Woodland Trust
Groundwork Creswell, Ashfield & Mansfield	

3.0 How was the consultation undertaken?

- 3.1 A number of consultation methods were used in the preparation of the masterplan to invite people's views and comments on it. The list below sets out the details of the methods of engagement used.

Pre-consultation engagement

- 3.2 In developing the masterplan document, there were internal consultations carried out with other departments / teams at the council. This included the development management and technical support teams. The comments made were fed into the document.
- 3.3 Consultation was also carried out on the vision and principles with members of the Mansfield Place Board. The results of this are included at Appendix 1 and informed the draft masterplan.

Statutory requirements

- 3.4 There was no statutory requirement to consult on the masterplan. However as the council intend to use the document to inform planning decisions the decision was made to consult as if it were a supplementary planning document (SPD). The consultation period was initially for 6 weeks but extended to run from 18 October to 23 December 2021. The extended period took account of a two week half term, which occurred at the start of the consultation (when some people may have been away from work and unable to provide comments), and to allow more events to take place and give people more time to provide their comments:

- ***Consult with specific and general consultation bodies*** - Consultation was undertaken with the specific and general consultation bodies recorded in the local plan database. All organisations were sent a letter either electronically or by post including details about the consultation together with a link to the relevant webpage (www.mansfield.objective.co.uk/portal) where access to the report and online questionnaire were made available. The letter was also emailed / posted to all members of the public on the database, which can be viewed in Appendix 2.

Statement of Community Involvement

- 3.5 We made sure that we were in accordance with the council's 2017 Statement of Community Involvement which was council policy at the time:

- ***'Draft Mansfield Town Centre Masterplan'*** - The draft masterplan was produced by consultants 'Allies & Morrison' on behalf of the council. It was the key document used during the consultation period to gather the views of individuals and organisations.
- ***Making copies of documentation available for inspection*** - Copies of the document, posters and the questionnaire were made available to view at the following venues:
 - Mansfield District Council - Civic Centre, Chesterfield Road South
 - Clipstone Village Library - First Avenue
 - Forest Town Library - Clipstone Road West
 - Ladybrook Library - Ladybrook Place
 - Mansfield Library - West Gate
 - Mansfield Woodhouse Library - Church Street
 - Rainworth Library - Warsop Lane
 - Market Warsop Library - High Street
 - Warsop Town Hall – Church Street
- ***Letters / Emails*** - Notifications were sent either electronically or by post explaining the purpose of the consultation event to 2,629 individuals and organisations registered on the Local Plan database. An email was also sent to members of the Mansfield Developers' Forum (a further 147 emails). A copy of the letter is included in Appendix 2.
- ***Additional emails*** – Emails were also sent to the Mansfield Community and Voluntary Service, Mansfield and Ashfield 2020, all primary, secondary and special schools in the district, West Nottinghamshire College and NTU in Mansfield. Further emails were sent by the Marketing and Communications team to various partners: BID, Four Seasons Shopping Centre, Mansfield and Ashfield 2020, Mansfield CVS, town centre businesses that are particularly active on social media and have links with BID Board, Vision West Notts College, Mansfield Woodhouse Community Development Group and Mansfield Town Football in the Community.
- ***Website*** - A PDF copy of the document was available to view and download from the council's website. The document was also available on the Local Plan Consultation Portal to allow people to comment online.
- ***Press releases*** - A number of press releases were issued by the council. These gave details of the consultation period and where copies of the document were available for viewing. Copies are included in Appendix 2. A press release was also issued prior to the start of the consultation period, after the draft masterplan was discussed at a public council meeting. This is also included in Appendix 2.

- **Drop-in sessions** – We held six drop-in sessions where members of the public could come along and find out more information. These were as follows:
 - **21 October 2021 (10am until 5pm)**
Mansfield Market Place (outside the Old Town Hall), Mansfield town centre
 - **4 November 2021 (10am until 5pm)**
West Gate (outside WH Smith), Mansfield town centre
 - **17 November 2021 (1pm to 7pm)**
Forest Town Methodist Church, Forest Town
 - **18 November 2021 (10am to 5pm)**
West Gate (outside Mansfield Library), Mansfield town centre
 - **25 November 2021 (1pm to 7pm)**
Turner Hall, Mansfield Woodhouse
 - **2 December (1pm to 7pm)**
The Stable Barn, Warsop Parish Centre, Bishops Walk, Church Warsop
- **FOOD clubs** – Officers attended two FOOD club sessions at various locations around the district where the masterplan was advertised and people could find out more information and how to make comments. These were as follows:
 - **Friday 26 November 2021 (1pm to 3pm)**
Oak Tree Doctors Surgery
 - **Friday 3 December 2021 (10am to 12pm)**
Mansfield Woodhouse Children's Centre
- **Residents groups** – Officers attended the following residents' groups to provide an opportunity for residents to find out more about the masterplan and how to make comments.
 - **Wednesday 8 December 2021 (10.30am to 12pm)**
Bellamy Residents' Group
 - **Thursday 9 December 2021 (3pm to 5pm)**
Ladybrook Residents' Group

- ***Growing Bolder group*** – Officers held a workshop session for the Growing Bolder group who meet at Mansfield Museum every other Friday. We attended on Friday 12 November 2021. See Appendix 3 for details.
- ***Mansfield CVS presentation*** – a presentation was given to the Mansfield Community and Voluntary Service (CVS) at their networking event. They were given an overview of the document and informed how to make and submit comments.
- ***Mansfield BID presentation*** – a presentation was given to the Mansfield Business Improvement District (BID) board by the masterplan authors. They were given an opportunity to ask questions and were also told how to make and submit comments.
- ***Landowners meetings*** – meetings were held virtually with the landowners of a number of the development sites to go through the options proposed and discuss the masterplan.
- ***Mansfield Developers Forum*** – A developers' forum which focused on the masterplan was held on Thursday 9 December via Zoom. Approximately 30 attendees listened to a presentation from the masterplan authors then had an opportunity to ask questions. They were also told how to make and submit comments.
- ***Mansfield District Council weekly staff / councillor update emails*** – a regular item was posted each week during the consultation period to remind staff to view the masterplan and make any comments they had.
- ***Mansfield District Council Cultural Services workshop*** – On 17 January 2022 a workshop was held with Mansfield District Council staff members working in the cultural services team, and other interested parties from the cultural sector in Mansfield town centre. See Appendix 3 for details.
- ***School event*** – Officers held two workshop sessions with 41 students from two secondary schools across the district. These were held outside of the consultation period on Wednesday 19 January 2022. See Appendix 3 for details.
- ***College event*** – Officers held a workshop session with 20 students from Vision West Nottinghamshire College (VWNC). This was held outside of the consultation period on Wednesday 26 January 2022. See Appendix 3 for details.

- **Social media (Facebook and Twitter)** - The council's Facebook page 'Mansfield District Council - My Mansfield' was updated during the consultation period to notify people about the consultation and provide them with links to the consultation portal. A number of videos were included within the notifications posted. At the start of the consultation period the council had 16,140 followers on Facebook.

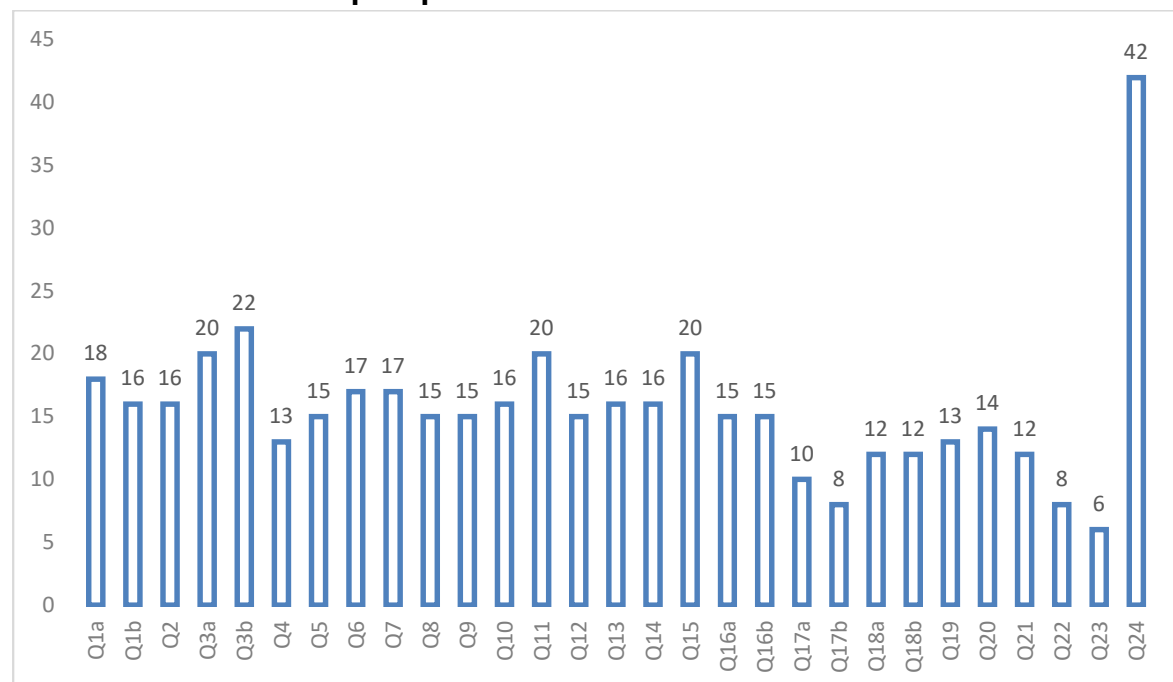
Tweets were also sent via the council's Twitter account (@MDC_News) to help raise awareness of the consultation. Please see Appendix 2 for details. At the start of the consultation period the council had 6,817 followers on Twitter.

- **Radio** – The Mayor did an interview on BBC Radio Nottingham on 16 November 2021 [BBC Radio Nottingham - Sarah Julian, 16/11/2021](https://www.bbc.co.uk/programmes/p09zqznh) / <https://www.bbc.co.uk/programmes/p09zqznh> (at 1:24:00 and 2:23:00).
- **Digital screens** – We added graphics to the digital screens in Mansfield town centre and at the Civic Centre to help advertise the consultation. See front cover.
- **Any other business** – Officers have raised awareness of the masterplan, when appropriate, at other meetings they have attended.

4.0 Who responded?

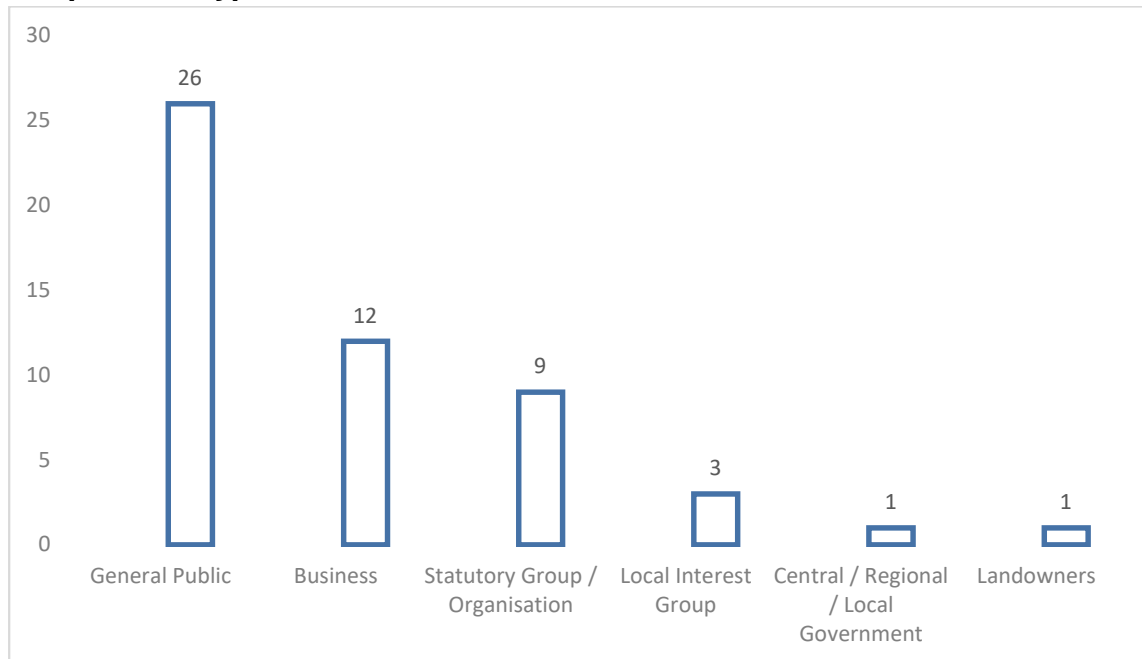
- 4.1 From those notified about the consultation on the draft masterplan, a total of 49 people / organisations responded. Between them they made 52 responses, although as shown below, many didn't answer every question. Three petitions were also received, these contained 34, 39 and 23 signatures (although are counted in the figures as three individual responses). Please see section 5 for more details.

Amount of comments per question:



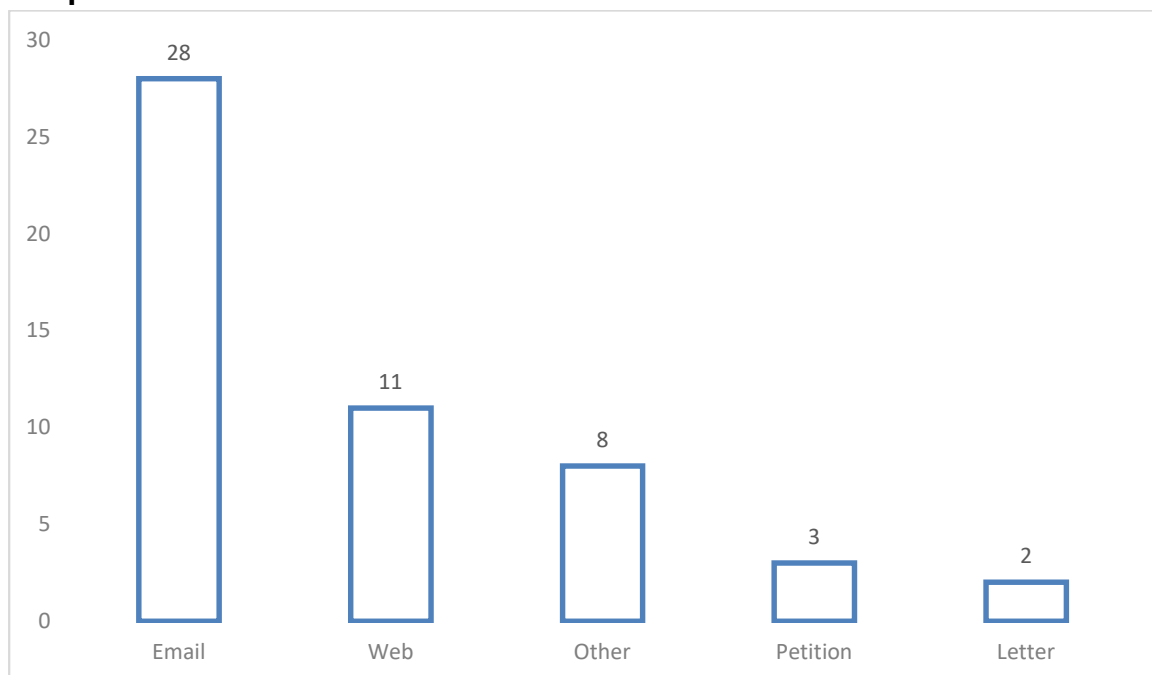
- 4.2 The following breakdown of respondent type shows that the majority of responses were submitted from the general public and businesses. This is shown overleaf.

Respondent type:



4.3 The majority of comments were submitted via email. The chosen method of response of all the respondents is set out below.

Response method:



5.0 What was said and what was our response?

5.1 A summary of the comments received and our response is set out below. Individuals and small organisations are identified by their customer reference to protect identities. This includes three petitions which are highlighted on pages 72 and 73.

Organisation (if applicable)	Comment ref	Question	Officer summary	MDC response to comment / Action
'The sites'				
<i>Q1a – Do you agree with the four quarters that the masterplan study area has been divided into, and the key priorities for each quarter?</i>				
<i>Q1b – Reason:</i>				
N/A	MTCMP/1	Q1a&b	Does not agree with the four quarters. Questions why the council are moving offices when they already have a building with suitable parking for those with mobility issues. Suggests money would be better spent improving the gateways into Mansfield, particularly around Portland Retail Park, Rosemary Street and Chesterfield Road. Comments that Mansfield's historical areas need preserving as these are what could make it a place people would want to visit / live in. Comments that the introduction excludes details of the previous industry in Mansfield that made use of the water mills (such as Town Mill). The area could have been like the UNESCO site of Belper, if valued.	Noted. Will add detail regarding water mills to the introduction. Amend para 1.8. ““.....industrial buildings and water mills....” ”
N/A	MTCMP/2	Q1a&b	Agrees with the four quarters	Noted.
N/A	MTCMP/4	Q1a&b	Agrees with the four quarters	Noted.
N/A	MTCMP/7	Q1a&b	Does not support the four quarters as they do nothing for the inhabitants of Mansfield.	Noted.
N/A	MTCMP/10	Q1a&b	Agrees with the four quarters and their priorities as they clearly show where significant improvements are intended.	Noted.
N/A	MTCMP/11	Q1a&b	Partly agrees with the quarters but considers the suggestions to be so wide and varied that the outcome is unclear. Agrees that something needs to be done as the town centre has been neglected for too long. Buildings / designs need to be good quality so they stand the test of time and do not become ugly and unkempt like the Four Seasons,	Noted. Agree that high quality development should be

			Walkden Street car park and the original bus station. Suggests looking at other comparable areas for good ideas of what is possible such as Newark and Chesterfield and not so much in cities and big tourist areas. Hopes that areas outside of the town centre are not ignored.	encouraged. Examples from other areas have informed the TCMP.
N/A	MTCMP/12	Q1a&b	Agrees with the four quarters	Noted.
N/A	MTCMP/18	Q1a&b	Does not agree with the quarters as there is insufficient emphasis on the arts. Considers that any mention of culture is vague and unspecified.	Noted. Will consider how to better integrate arts and culture into the plan. New paragraph 2.4 (in place making principles). <i>“Opportunities to enhance arts and culture within the town centre should be maximised. This could include the re-use of existing buildings and spaces to deliver permanent or temporary arts and cultural activities.”</i>
N/A	MTCMP/20	Q1a&b	Does not agree with quarters as the station quarter should go ahead after the train links are improved.	Noted.

N/A	MTCMP/27	Q1a&b	Does not agree with the four quarters, giving the reason that nothing has happened at White Hart Street / Dame Flogan Street despite being designated for redevelopment several years ago.	Noted.
N/A	MTCMP/28	Q1a&b	Supports the masterplan proposals and guidelines.	Noted.
N/A	MTCMP/30	Q1a&b	Agrees with the four quarters	Noted.
N/A	MTCMP/31	Q1a&b	Considers it will give more identity to the town.	Noted.
N/A	MTCMP/32	Q1a&b	Supports the four quarters but states that the market needs a cleaner appearance and homeless people and cyclists need to be controlled.	Noted.
N/A	MTCMP/33	Q1a&b	Agrees with the four quarters	Noted.
N/A	MTCMP/37	Q1a&b	You need to create a heart from which the quarters can grow and they need to grow organically from the centre as any town does.	Noted.
N/A	MTCMP/40	Q1a&b	States that it “all needs doing”.	Noted.
N/A	MTCMP/50	Q1a&b	The Four Seasons Shopping Centre is within the Stockwell Gate and Four Seasons Quarter, the general principles to deliver diversification are supported. Retail will still form an important part of any future scheme and a critical mass of retail should be retained. The phasing of redevelopment is supported as being able to retain and relocate tenants to maintain continuity will be essential to any redevelopment plan. There will still be a requirement for a servicing car park.	Noted. The TCMP considers future retail development as part of a wider regeneration opportunities.
Q2 – What are your views on the options for the BHS site?				
N/A	MTCMP/2	Q2	Is in favour of the proposals	Noted.
N/A	MTCMP/4	Q2	Supports a mix of an indoor market and housing, but considers this would require redeveloping the rear of the building to make it feasible. States that MDC has little say as this is a private site.	Noted.

N/A	MTCMP/7	Q2	Asks what would happen to Stock Monster (current tenants). States that the site is too far away from the town centre to be an effective indoor market.	Noted. The masterplan does not consider landlord / tenant issues.
N/A	MTCMP/10	Q2	Considers that the best option is for an indoor market that is available 365 days a year with low rates for stall holders. Considers this will encourage young entrepreneurs.	Noted.
N/A	MTCMP/11	Q2	Considers that issues that prevent people coming into the town need to be addressed before the site is developed. Issues such as antisocial behaviour, image, and car parking). Considers that the lack of detail in the masterplan makes it is difficult to give an informed opinion. Supports the use of the BHS site as an indoor market. Comments that secure and close car parking is required (for all the developments). This would be required by market traders (if they cannot store their goods at BHS) with easy loading / loading, and to serve any residential uses on the site. Suggests that the Debenhams unit may be suitable for an indoor market as it already has parking nearby and a servicing area. Considers that the report doesn't address attracting new businesses and customers into Mansfield. Considers this to be vital as redevelopments will be a waste of time and money without a plan to increase and maintain demand, especially as they will be competing against the internet and out of town outlets with good parking. Suggests that well placed short-stay drop -off / pick-up points should be considered.	Noted. The masterplan is a high level, aspirational document that shouldn't be too prescriptive. A car parking and access strategy is being prepared that seeks to consider future parking issues.
N/A	MTCMP/12	Q2	Agrees with the proposals and thinks it should be a priority.	Noted.
N/A	MTCMP/18	Q2	Considers that the site would make a good indoor market.	Noted.
N/A	MTCMP/20	Q2	Supports option 2, but with more community services.	Noted.
N/A	MTCMP/27	Q2	Considers that this is best left for development by the private sector.	Noted.

Severn Trent Water	MTCMP/29	Q2	Supports the incorporation of SuDS. Encourages consideration of rain harvesting for non-potable water needs. Encourages new developments to be designed to be water efficient with residential uses designed in accordance with the optional higher water efficiency standard of 110 litre per person per day (see Building Regulations Part G).	Noted. Text to be added to encourage greater water efficiency. Amend Para 2.58 to state: “.....and also sustainable drainage and efficient use of water....”
N/A	MTCMP/30	Q2	Supports the idea of flats and micro shops for local crafts and produce.	Noted.
N/A	MTCMP/31	Q2	Like to see independent businesses and a bar /restaurant on the site.	Noted.
N/A	MTCMP/32	Q2	States that the outside of the building needs maintenance.	Noted.
N/A	MTCMP/33	Q2	Suggests the frontage should be more in keeping with West Gate, with arcade style retail and quality food outlets on the inside. Also suggests a variety of outdoor food outlets and seating on West Gate.	Noted.
N/A	MTCMP/40	Q2	States that the building needs cleaning.	It is not the role of the masterplan to deal with the issues around cleanliness and litter.
N/A	MTCMP/48	Q2	Considers the West Gate elevation makes a positive contribution to the street. Acknowledges that it may prove difficult to find tenants for a building this size, but questions the logic of demolition, given the other proposals in the masterplan to reduce retail space. Existing occupiers on Stockwell Gate / Four Seasons may need to relocate into new premises such as this.	Noted.
Q3a – Do you agree with the proposed approach for the Market Place? Q3b – Reason:				

N/A	MTCMP/1	Q3a&b	Does not agree with the proposals for the Market Place. No reason given.	Noted.
N/A	MTCMP/2	Q3a&b	Agrees with the proposals for the Market Place. Considers that the long term viability of the market is negative and it should be replaced.	Noted.
N/A	MTCMP/3	Q3a&b	Considers that there needs to be something to attract people to the town such as a large bird and butterfly aviary. A few trees and new seating will not do this. Considers that the market stalls should be moved onto West Gate.	Noted. The masterplan includes reference to a number of potential new attractions to bring people into the town centre.
N/A	MTCMP/4	Q3a&b	Supports the approach for the Market Place. Considers that the market of 50 or so years ago will not be resurrected. Suggests fewer market days, but with more stalls. Considers this approach will only work if there is a viable indoor market. Questions whether or not Mansfield will lose its market town designation if there is no market.	Noted. The masterplan still sees a role for Mansfield market.
N/A	MTCMP/7	Q3a&b	Does not agree with the proposals for the Market Place. Considers that the market should be active every day of the week. Asks why there is no car boot sale and no effective farmers market.	Noted. The TCMP encourages retention of the market. It has had to change and adapt over the years to remain viable. The extent and frequency of the market is a wider matter for the Council.
N/A	MTCMP/10	Q3a&b	Agrees with the proposals for the Market Place as it can become an entertainment hub (like Covent Garden) with bistros, cafes, bars and artisan shops. Considers that some	Noted.

			existing pubs could be removed and all access points are made green, with good seating. Suggests that street food sheds would be good.	
N/A	MTCMP/11	Q3a&b	Has answered 'no' as there is not a 'don't know' option and the plan is a 'maybe' plan with many suggestions. States that ASB is a problem in Mansfield. Considers that CCTV may need to be increased even further to aid police and town centre wardens. Concerned that trees, shrubbery, hanging baskets and parks have been targets of those carrying out ASB in Mansfield. States that the Grade II listed Bentinck monument needs regular maintenance and better illumination. The town's architecture is from a range of times periods and the buildings need to be looked after to an agreed standard with quality signage, lighting etc. Considers that any new build should be in keeping with the historic buildings. Requests that the Market Place is not filled with attractions like fairground rides and fake beaches as these are magnets for crime and mess.	Noted. The masterplan is a high level, aspirational document that shouldn't be too prescriptive. Agreed that historic assets should be protected, this is encouraged by the Master Plan.
N/A	MTCMP/12	Q3a&b	Agrees with the approach. States that more should be done to improve the variety of market stalls. States that food shopping in the town is very limited and would support an indoor food market.	Noted. This is largely beyond the remit and capabilities of the masterplan – but not precluded by it.
N/A	MTCMP/15	Q3a&b	Requests that the market is put back on, MDC stops charging excessive rates and gives traders / businesses a chance.	Noted, although the masterplan cannot influence the rates charged.
N/A	MTCMP/17	Q3a&b	Doesn't agree with the proposals as they are not much different. The addition of more trees could make the area less flexible for events.	Noted.
N/A	MTCMP/18	Q3a&b	Does not support the proposals for the Market Place. Considers that it needs free vehicle parking and access in order for the regeneration proposals to be worthwhile. Considers this to be particularly important in Mansfield due to a low income population and large proportion of unfit and elderly. Considers that people need to be able to drive	Noted.

			directly to independent shops and cafes as they attract quick and frequent visits, rather than a planned trip that takes up much of the day.	
N/A	MTCMP/20	Q3a&b	Agrees with the approach but not with student housing. Considers it should be housing for everyone.	Noted.
N/A	MTCMP/27	Q3a&b	Agrees with the proposals for Market Place and suggests that it could be updated to a plaza style area with food outlets, seating etc., and include exhibition space.	Noted.
Severn Trent Water	MTCMP/29	Q3a&b	Generally supportive of the approach for Market Place. Recommends that where trees are included they are designed as part of a SuDS feature. Encourages consideration of permeable paving (for the whole or part of the area) so peak flows to the sewerage network are reduced. Suggests incorporation of stormwater storage areas beneath the Market Place - for use by the council (such as street sweeping and irrigation) for a more sustainable town centre.	Noted. Text to be added to encourage SuDS, permeable paving and stormwater storage. Amend para 2.18 (Greening Mansfield) to add: ".....reduces flood risk. Provide permeable paving, rain-gardens, swales, stormwater storage and other interventions to mitigate the impacts of extreme rainfall events "
N/A	MTCMP/30	Q3a&b	Supports the ideas for the market place. Suggests it is fully accessible and with sensory areas.	Noted. There are multiple references to accessibility for disabled people in the TCMP. It is a

				golden thread that runs through the document and this will be reinforced through the emerging MDC town centre Design Code. Para 2.57 (Healthier) to be extended to read: “....designing in accessible spaces which maximise the sensory experience and integrating....”
N/A	MTCMP/31	Q3a&b	States that there is a need to make Mansfield a place of destination, trying to change the direction of the town is difficult but putting something of cafe culture would be step forward.	Noted. The masterplan supports a variety of uses in the town centre.
N/A	MTCMP/32	Q3a&b	Supports the approach.	Noted.
N/A	MTCMP/33	Q3a&b	Agrees with the approach for the Market Place. Also suggests: <ul style="list-style-type: none"> • the Bentinck Memorial needs cleaning and lighting; • more activities on Market Place; • current stalls could go into the BHS building; • more trees needed; and • quality cafe culture and outdoor seating, not burger vans. 	Noted. The TCMP supports increasing variety of uses and greening the town centre. Cleaning is a wider matter for the District Council.

N/A	MTCMP/37	Q3a&b	The greening of the town centre needs to happen on the approach to, and not within, the market place due to the lack of space. The market place should be covered to allow for more uses and there should be no flats or housing around the market square so it can be used for large events.	Noted.
N/A	MTCMP/40	Q3a&b	States that too much money is spent on rubbish.	Noted.
Hackney Carriages	MTCMP/41	Q3a&b	Suggests a specifically designated taxi rank on the market.	Noted. The taxi rank strategy falls outside the scope of the masterplan and would be dealt with as a separate process by MDC. Para 3.25 already refers to “Building on the Mansfield Access Audit and Strategy” and that this could consider: “....traffic management, pedestrian and cyclist, wayfinding, decluttering, parking and <u>taxi improvements</u> ”.
N/A	MTCMP/42	Q3a&b	Does not agree with the proposals and suggests that a taxi rank is added here.	Noted. The car parking and access strategy will review taxi ranks within the town centre as

				this is one of the actions to come out of the masterplan delivery plan. Table pp103: Add new column after 'Town wide car parking strategy' to be headed: <i>"Review of the full access audit"</i>
N/A	MTCMP/48	Q3a&b	No comments.	Noted.
Mansfield Business Improvement District (BID)	MTCMP/51	Q3a&b	Considers that the market needs further investment.	Noted.
<i>Q4 – What are your views on the options for the Clumber Street site?</i>				
N/A	MTCMP/2	Q4	Is in favour of the proposals	Noted.
N/A	MTCMP/4	Q4	Considers the plans to be too vague. Suggests that the island in the middle should be sown with wildflowers and more trees. Suggests the businesses along the strip from Chesterfield Road should carry out green landscaping to enhance the area. Questions how this site ties up with the BHS development. States that MDC has little say as these are privately owned buildings. Questions what 'infill' is? Will this be housing, shops or parkland? Suggests that this is where the Coronavirus memorial is sited, and serve as a nature walk linking one part of the town to another.	Noted. The masterplan is a high level, aspirational document so shouldn't be too prescriptive. Infill is development in the spaces between

				existing buildings that could be accommodated by a variety of uses depending on suitability.
N/A	MTCMP/7	Q4	Asks who would want to live among pubs and nightclubs.	Noted. Subject to satisfactory management and insulation some night time uses could accommodate residential accommodation above.
N/A	MTCMP/10	Q4	Comments that the area needs to be made more modern and inviting.	Noted.
N/A	MTCMP/11	Q4	States that it is difficult to give an informed comment as the masterplan doesn't give many details. Asks whether there has been any clear indications from organisations / developers that there would be interest in taking any of the suggestions forward. Asks if regular maintenance of the area will be considered as this is not in the report. Mansfield's image does not currently create a good impression to make people want to visit over other places with better quality shopping and car parking. Reasons such as litter, unkempt vegetation, and general upkeep of the area. Asks whether the police have been consulted regarding any proposed changes to traffic measures, as Clumber Street has a timed restriction order associated with weekend nightlife.	Noted. The masterplan is a high level, aspirational document so shouldn't be too prescriptive. The police have been consulted as part of the preparation of the masterplan and Nottinghamshire County Council as

				the highways authority have also been involved in the drafting of the document.
N/A	MTCMP/20	Q4	Supports student accommodation on this site.	Noted.
Severn Trent Water	MTCMP/29	Q4	States that development of additional buildings which increase the impermeable area will need to attenuate flows to the greenfield rate. The land take will need to be accounted for within the Clumber Street site. States additional greening / SuDS should be considered for public realm that ties into the BHS proposal.	Noted. Will add text to the masterplan that reflects this advice. The 'key objectives' could recognise that the increase in impermeable area will need to attenuate flows to the greenfield rate. Potentially insert wording Para 4.38 (Clumber Street) to state. <i>"Any development that increases buildings and hard surfaces must compensate any reduction in permeability through SuDS interventions that attenuate flows to greenfield rates."</i>

N/A	MTCMP/33	Q4	States that Clumber Street is currently cut off from the town centre and looks like a back street. Considers joining to the rear of BHS site would improve this.	Noted. The masterplan broadly proposes this.
N/A	MTCMP/40	Q4	States that the area needs cleaning.	It is not the role of the masterplan to deal with the issues around cleanliness and litter.
Hackney Carriages	MTCMP/41	Q4	Would like to see a pocket rank (taxi) here.	Noted. The car parking and access strategy will review taxi ranks within the town centre as this is one of the actions to come out of the masterplan delivery plan. The taxi rank strategy falls outside the scope of the masterplan and would be dealt with as a separate process by MDC. Para 3.19 already offers support for "...well-located taxi ranks...".
N/A	MTCMP/42	Q4	Would like to see a pocket rank (taxi) here.	Noted. Para 3.19 already offers support for "...well-

				located taxi ranks...".
N/A	MTCMP/48	Q4	Supports in-fill of gap sites. Considers the suggested layout is over-complicated as it brings in highways land when a simple infilling of existing gaps could create a new street scene now. Suggests redevelopment of the Bon Marche store should be considered as it could provide a very similar development to that proposed at BHS. This would remove a poor quality building, allow a new pedestrian link between West Gate and Clumber Street and facilitate a significant plot on the Clumber Street frontage.	Noted. Potential to consider redevelopment of Bon Marche and other large units on West Gate to be explored. Add text Para 4.25: <i>"Where larger retail units on the north side of Westgate become vacant, opportunities to create new links to Clumber Street could be explored"</i> .
Q5 – What are your views on the options for the Clumber House site?				
N/A	MTCMP/2	Q5	Is in favour of the proposals	Noted.
N/A	MTCMP/4	Q5	Asks if we know how many students will be attracted to study here. Considers that housing for younger people - not just students who vacate during the holidays - is a good idea.	Noted. It is envisioned that the courses offered by the university will become increasingly popular, thus generating a need for supporting accommodation

				and facilities in the town centre.
N/A	MTCMP/7	Q5	Asks who would want to live there.	Comment noted.
N/A	MTCMP/10	Q5	Comments that this is one of a number of buildings that would be suitable for student accommodation. There is potential for the ground floor to be used as an internet cafe.	Noted.
N/A	MTCMP/11	Q5	Considers there to be some good suggestions in the masterplan, but they lack detail and it is unclear what the demand needs to be. Suggests the building also contains a hot-desking facility for small businesses and students, and event space that can be rented. Secure and close parking would be required.	Noted. It is a high level, aspirational document so shouldn't be too prescriptive.
N/A	MTCMP/12	Q5	Agrees with all Clumber Street proposals.	Noted.
N/A	MTCMP/20	Q5	Considers there is a need for better facilities for small shopkeepers to park and sit.	Noted.
Nottingham Trent University	MTCMP/25	Q5	Nottingham Trent University is no longer an interested party in relation to this development and wish for their reference to be removed.	Noted. Reference to NTU as stakeholders (on page 63) will be removed.
Severn Trent Water	MTCMP/29	Q5	Recommends that rainwater harvesting and water efficient design is considered as part of any redevelopment.	Noted. Amend para 2.18 to read "A coordinated sustainable drainage network which increases permeability, slows run-off, allows rainwater

				harvesting and reduces flood risk.”
N/A	MTCMP/30	Q5	Considers that Clumber House should be accessible for students with disabilities and have a changing places facility.	Noted. There are multiple references to accessibility for disabled people in the TCMP. It is a golden thread that runs through the document and this will be reinforced through the emerging MDC town centre Design Code.
N/A	MTCMP/31	Q5	Considers that student accommodation would be beneficial for the town centre economy.	Noted.
N/A	MTCMP/33	Q5	Agrees with student accommodation here. Also states that Leeming Street's historic frontages need refurbishing.	Noted.
N/A	MTCMP/48	Q5	No comments to make.	Noted.
Q6 – What are your views on the options for the White Hart site?				
N/A	MTCMP/2	Q6	Is in favour of the proposals.	Noted.
N/A	MTCMP/4	Q6	Considers affordable housing to be a good option, with provision for younger and older residents. Considers more needs to be done to enhance this historic area.	Noted.
N/A	MTCMP/7	Q6	States 'what a waste'.	Noted.

N/A	MTCMP/10	Q6	Considers that the area is in need of demolition. Suggests that a park area is built here surrounded by some low cost dwellings.	<i>Noted. The site is to be the subject of an architecture competition that will identify a mix of uses.</i>
N/A	MTCMP/11	Q6	States that it is difficult to give an informed view as the suggestions are varied and lack detail. Would prefer to comment on a specific idea. Asks whether there has been any clear indications from organisations / developers that there would be interest in taking any of the suggestions forward. Asks if there has been any thought given to mitigating the mess created by pigeons in this area of town. Considers that Church Street needs to be reviewed as a whole and improved so it is in keeping with a refreshed town centre that is proud of its historical buildings and surroundings.	Noted. The masterplan is a high level, aspirational document so shouldn't be too prescriptive. The site is to be the subject of an architecture competition that will identify a mix of uses. The council has an annual pest control contract in place for the control of pigeons.
N/A	MTCMP/12	Q6	Agrees with the proposals for White Hart Street.	Noted.
N/A	MTCMP/20	Q6	States that the site should be demolished.	Noted.
N/A	MTCMP/21	Q6	Considers that the boundary used for the White Hart site excludes vacant frontage properties on Albert Street and Church Street which are listed buildings / designated assets, and instead focuses on vacant backland. Considers the scope should be widened	Noted. The site is to be the subject of an architecture competition that

			to include the west side of Dame Flogan Street where a number of former brewing buildings / vacant sites need regeneration.	will identify the extent of the site. There are vacant buildings which are heritage assets and could make a contribution to the built environment. Some are outside of the site – such as Albert Street. There are development opportunities at White Hart Street / Dame Flogan Street. The Masterplan makes multiple references to protecting heritage assets.
N/A	MTCMP/23	Q6	Considers the proposals are not viable and that previous attempts to regenerate the area have failed for this reason.	Noted. The proposals are not sufficiently detailed to establish if proposals are viable. There are a variety of uses proposed that suggest viable development could be achieved.

N/A	MTCMP/28	Q6	Supports the refurbishment of long term vacant buildings, improved public realm and greening the town centre.	Noted.
Severn Trent Water	MTCMP/29	Q6	Supports the incorporation of SuDS. Encourages consideration of rain harvesting for non-potable water needs. Encourages new developments to be designed to be water efficient with residential uses designed in accordance with the optional higher water efficiency standard of 110 litre per person per day (see Building Regulations Part G).	Noted. Will add text to the masterplan that reflects this advice. New Paragraph 3.58 of the TCMP states: <i>“All new regeneration sites should consider the potential to maximise the sustainability credentials of new and refurbished buildings through use of low carbon and decentralised heating, energy efficient materials and design and water efficiency.”</i>
N/A	MTCMP/30	Q6	States that listed building should be kept.	Agree. Listed buildings are protected by statute.
N/A	MTCMP/31	Q6	States that regeneration is a must, and preservation of existing buildings is a must to keep the heritage.	Agree.
N/A	MTCMP/33	Q6	Considers that the Dame Flogan Street site needs a complete rebuild. Supports assisted living housing here.	Noted. The TCMP incorporates some

				redevelopment of Dame Flogan Street.
N/A	MTCMP/40	Q6	States that all the buildings need cleaning.	It is not the role of the masterplan to deal with the issues around cleanliness and litter.
N/A	MTCMP/48	Q6	Suggests publicly-funded intervention is required to facilitate redevelopment.	Noted.
Q7 – What are your views on the options for the Toothill Lane car park site?				
N/A	MTCMP/1	Q7	Concerned that parking close to the theatre would be lost. Supports developing green areas but suggests this area might not be accessible for families and those with mobility issues due to the hill.	Noted. The TCMP shows retention of the car park unless certain requirements are met.
N/A	MTCMP/2	Q7	Is in favour of the proposals	Noted.
N/A	MTCMP/4	Q7	Questions how many would use the park if the housing isn't built. Steps are steep and only for the fit. Questions if there would be a gradual ascent for wheelchairs / prams / those not wanting to climb the steps.	Noted – detailed designs would be drawn up as part of any planning application.
N/A	MTCMP/7	Q7	Concerned that this car park will be lost as its good for the theatre in the evening, and buses don't run past 7pm.	Noted. The TCMP shows retention of the car park unless certain requirements are met.

N/A	MTCMP/10	Q7	Supports more green space and housing as it will bring the town alive.	Noted. Other sites in the town centre are being developed as public spaces to the rear of the Old Town Hall.
N/A	MTCMP/11	Q7	Considers the suggestions to be reasonable but highlights the ASB issues in this area, stating that in their opinion ASB is key to what prevents people from visiting the town centre. Considers that parks and play areas become gathering areas for ASB activity. Asks whether there is demand for a park in this area and suggests that an in-depth review of the issues around ASB is done before the development goes ahead.	Noted. Any long term future development should provide natural surveillance.
N/A	MTCMP/12	Q7	Is concerned that this will cause a lack of parking.	Noted. The TCMP shows retention of the car park unless certain requirements are met. A car parking strategy will be prepared.
N/A	MTCMP/17	Q7	Concerned about the loss of this car park, and others.	Noted. A car parking strategy will be prepared.
N/A	MTCMP/20	Q7	Supports a green space here but stresses that it needs to be kept clean with lots of bins that are emptied regularly and no dogs.	Noted.
Severn Trent Water	MTCMP/29	Q7	Supports the incorporation of SuDS / green space on the site. Advises that the choice of SuDS needs to be resilient to ASB and the topographic constraints of the site. Suggests incorporation of stormwater storage areas beneath the car park - for use by the council (such as street sweeping and irrigation) for a more sustainable town centre.	Noted. The masterplan includes multiple references to SuDS that reflect this advice.

N/A	MTCMP/30	Q7	States that green space in the heart of the town is positive as reduces the need to travel. Green spaces should be made accessible by all if toilets have changing places toilet with a radar key.	Noted. The masterplan has multiple references to good accessibility.
N/A	MTCMP/31	Q7	Supports the idea of a park but needs to be managed carefully to prevent ASB.	Noted.
N/A	MTCMP/33	Q7	Supports the creation of a park but considers that better access to the town centre is required.	Noted.
N/A	MTCMP/40	Q7	States that the site needs a good clean and litter pick.	It is not the role of the masterplan to deal with the issues around cleanliness and litter.
Natural England	MTCMP/47	Q7	Welcomes the greening of Mansfield and the proposal to convert the existing car park at Toothill Lane to publicly accessible green space, with the intention to create a SuDS network.	Noted.
N/A	MTCMP/48	Q7	Redevelopment welcomed but considers it very low density for the site. Questions the location of the green space as may suffer from ASB. Suggests a small infill site on the opposite side of Toothill Lane (car sales) could be included to improve visual appearance of Toothill Lane and increase activity.	Noted. The masterplan has been amended to retain Toothill Lane car park for its current use in the short to medium term.
Staff	N/A	Q7	Concerned over the loss of this car park as it is well used by theatre goers and as a long stay car park by MDC staff (the only one that end of town).	Noted. A car parking strategy will be prepared.
Q8 – What are your views on the options for the 14-16 Church Street site?				
N/A	MTCMP/2	Q8	Is in favour of the proposals	Noted.

N/A	MTCMP/4	Q8	Is in favour of the proposals	Noted.
N/A	MTCMP/7	Q8	States that it is a waste of money.	Noted.
N/A	MTCMP/10	Q8	Suggests a brand new technological / innovation centre combined with a state of the art library.	Noted.
N/A	MTCMP/11	Q8	Asks whether the police have been consulted about the potential for more Houses of Multiple Occupancy (HMO) in the town centre, especially as councillors have previously raised issues in relation to ASB and parking? Asks why MDC are asking for views on this site when it has been approved prior to the end of consultation?	The police were consulted on the masterplan but have not made any representations. Many sites are included in the masterplan and some have progressed at a quicker rate.
N/A	MTCMP/12	Q8	Agrees with the proposals.	Noted.
N/A	MTCMP/20	Q8	Supports residential use and considers it a nice place to live.	Noted.
N/A	MTCMP/21	Q8	Considers there are numerous under-utilised assets surrounding this property (some vacant) which require significant investment which have failed to be recognised.	Noted. The masterplan has focused on what were considered to be key properties. Other properties may come forward for development that are not in the masterplan.

Severn Trent Water	MTCMP/29	Q8	Recommends that rainwater harvesting and water efficient design is considered as part of any redevelopment.	Noted. Text in the masterplan reflects this advice.
N/A	MTCMP/30	Q8	Supports leisure uses.	Noted.
N/A	MTCMP/31	Q8	Considers that the façade should be preserved.	Noted.
N/A	MTCMP/33	Q8	Supports residential use here.	Noted.
N/A	MTCMP/40	Q8	States that the buildings need cleaning.	It is not the role of the masterplan to deal with the issues around cleanliness and litter.
N/A	MTCMP/48	Q8	No comments to make.	Noted.
Q9 – What are your views on the options for the Town Mill site?				
N/A	MTCMP/2	Q9	Is in favour of the proposals.	Noted.
N/A	MTCMP/4	Q9	Considers that the ideas are good but the Town Mill's problem is access and location. It won't be a 'destination' unless a river walk is developed.	Noted. Access would be a detailed consideration in the development of this site.
N/A	MTCMP/7	Q9	Doesn't believe anything will happen to this site.	Noted.
N/A	MTCMP/10	Q9	Suggests a hotel / wedding venue with use of outside space / river as features. Or it could be split into incubator units for start-up businesses.	Noted. The masterplan doesn't preclude such uses.

N/A	MTCMP/11	Q9	Concerned over the amount of public houses that have closed, even before the pandemic and questions the need for any more. Suggests that a restaurant or pub/restaurant may be a better option, particularly if more up-market, with parking. Suggests it could also act as a venue for bands and original music. States that a Performing Right Society (PRS) backed music venue would give new artists somewhere to start out. States that they are unaware of anywhere in Mansfield that offers anything other than established / tribute acts.	Noted. The masterplan doesn't preclude such uses.
N/A	MTCMP/12	Q9	Supports use as a pub/restaurant with the river as a focal point.	Noted. The masterplan doesn't preclude such uses.
N/A	MTCMP/15	Q9	Suggests that Town Mill should reopen as a pub again. States that closure of pubs should be avoided by keeping rent and business rates low and give business grants where possible.	Noted. The masterplan has no influence over rent, business rates and business grants.
N/A	MTCMP/20	Q9	Would prefer the refurbishment of the building and suggests for use as a wedding venue.	Noted. The masterplan doesn't preclude such uses.
N/A	MTCMP/28	Q9	Supports the refurbishment of long term vacant buildings, improved public realm and greening the town centre.	Noted.
N/A	MTCMP/30	Q9	Considers that it needs to connect to the River Maun and needs to be accessible to walk along.	Noted.
N/A	MTCMP/31	Q9	Suggests it is used as an entertainment and conferencing suite.	Noted. The masterplan doesn't preclude such uses.
N/A	MTCMP/32	Q9	States that the building needs maintenance. Suggests it is used for housing or as a family play area.	Noted.
N/A	MTCMP/33	Q9	Considers that Town Mill would make a good visitor centre. Considers that the River Maun is hidden so should be opened up to make a walkway / green space through Mansfield.	Noted. The masterplan doesn't preclude such uses.

N/A	MTCMP/40	Q9	States that it is a nice building, it just needs cleaning	It is not the role of the masterplan to deal with the issues around cleanliness and litter.
N/A	MTCMP/48	Q9	No comments to make.	Noted.
Q10 – What are your views on the options for the spaces under the railway viaduct?				
N/A	MTCMP/1	Q10	Considers the report is too vague.	It is a high level, aspirational document so shouldn't be too prescriptive
N/A	MTCMP/2	Q10	Is in favour of the proposals	Noted.
N/A	MTCMP/4	Q10	Questions whether the spaces under the viaduct would be used.	Noted. There are examples where similar developments are effective.
N/A	MTCMP/7	Q10	Asks who came up with this idea.	The masterplan gives examples of where this idea has worked well in other locations.
N/A	MTCMP/10	Q10	Suggests retro style businesses with floral / green frontages.	Noted.
N/A	MTCMP/11	Q10	States that there have previously been shops in the viaduct area and that it may be worth investigating why this failed before. Considers that the introduction of the Four Seasons Centre impacted on the once busy trading areas of the town. States that existing shops and businesses should be looked after (refurbished / repurposed) rather	Noted. The masterplan is a high level, aspirational

			than drive businesses to new-build shops, leaving older buildings, such as Town Mill, to decline. Questions whether noise from the railway has been taken into consideration. States that the pigeon mess would also need mitigating, especially by the cafe at the Church Street end. States that using the spaces for pop-up eateries would require consideration of how to mitigate the pigeon issue prior to development. States that there is not a pavement on both sides of White Hart Street which should be considered. States that the report should give more graphic examples - there are no examples of intended appearance or materials that can be commented on. Suggests that having better connection to the Swan PH may be of interest to the current owner/s.	document so shouldn't be too prescriptive. The council has an annual pest control contract in place for the control of pigeons.
N/A	MTCMP/12	Q10	Agrees with the proposals.	Noted.
N/A	MTCMP/18	Q10	Supports the principle but no nearby free car parking makes proposals for climbing etc. impractical due to the need to bring equipment, changes of clothes, and getting back into a car quickly afterwards.	Noted.
N/A	MTCMP/20	Q10	Suggests a makers market to bring more individual industries into town.	Noted.
N/A	MTCMP/30	Q10	Supports use of the space underneath the arches.	Noted.
N/A	MTCMP/31	Q10	Supports the masterplan proposals	Noted.
N/A	MTCMP/32	Q10	Suggests maintenance is required. Suggests an upgrade to the shops so the area is more suitable for visitors.	Noted.
N/A	MTCMP/33	Q10	Considers that retail units under the viaduct would detract from its architecture. Suggests cleaning, better lighting, green spaces underneath and a vista from the Market Place.	Noted.
N/A	MTCMP/40	Q10	States that it all needs cleaning.	It is not the role of the masterplan to deal with the issues around cleanliness and litter.

N/A	MTCMP/48	Q10	No comments to make.	Noted.
Q11 – What are your views on the options for the redevelopment of the Beales site?				
N/A	MTCMP/2	Q11	Is in favour of the proposals	Noted.
N/A	MTCMP/4	Q11	Considers that the facade needs to be kept. Supportive of moving the council offices into town. States that it makes sense alongside the Stockwell Gate and Belvedere St proposals.	Noted. The TCMP proposes that the façade is kept.
N/A	MTCMP/7	Q11	States that this wouldn't be needed if the council had stayed at the Town Hall rather than relocating to the Civic Centre.	Noted.
N/A	MTCMP/10	Q11	Considers the site to be ideal for student accommodation. Considers it could also be Maker space opportunities alongside MDC plus other stakeholders.	Noted. Mixed uses would be acceptable in the context of the TCMP.
N/A	MTCMP/11	Q11	Considers option 3 to be the best idea. Para 4.80 refers to possible issues with making good the exterior of the building - suggests planting on the outside of the building (rather than a central green area) to mitigate unsightly sections. Provides a link to some examples: https://www.pinterest.co.uk/dezeen/plant-covered-buildings/ Suggests that advice groups/volunteer groups/partner service providers (police, wardens etc.) could be located alongside the council/job centre/DWP. Adequate parking will need to be close by. Supports removing the connecting bridges, but assumes this does not include the road bridge. States that the building used to house the Queensway Suite, used for special events, and suggests that a new Civic Centre may wish to expand on this. Considers the building has potential to mirror the current Civic Centre if viable. Requests that the decline of the building (regardless of occupier) is investigated. Considers having MDC in the town centre will be well received if it offers many of the services that the current Civic Centre ground floor provides. Questions if MDC have already decided on option 3 before completion of the consultation due to press release re community hub:	Noted. Many sites are included in the masterplan and some have progressed at a quicker rate. The building is now the subject of Public Funding and detailed proposals will evolve.

			https://www.mansfield.gov.uk/news/article/6399/council-moves-towards-new-community-hub	
N/A	MTCMP/12	Q11	Agrees with the proposals and removal of the bridges, but states that the art deco part needs to be protected.	Noted. The building is now the subject of Public Funding and detailed proposals will evolve.
N/A	MTCMP/17	Q11	States that there is a need to think about parking and accessibility for users of council services. Likes the idea of keeping the facade. Considers there is potential for an indoor market here.	Noted. The building is now the subject of Public Funding and detailed proposals will evolve.
N/A	MTCMP/18	Q11	Supports the retention of the facade. Suggests a centre for culture and the arts is provided, in keeping with the art deco look, with performance areas inside.	Noted.
N/A	MTCMP/23	Q11	Welcomes use as council premises - especially if available public money can be used.	Noted. The building is now the subject of Public Funding and detailed proposals will evolve.
N/A	MTCMP/27	Q11	Considers it will be expensive for the council to redevelop due to the presence of asbestos and suggests that it is left for private developers to do. States that there is a purpose built Civic hub on Chesterfield Road.	Noted.
Severn Trent Water	MTCMP/29	Q11	Supports the incorporation of SuDS. Encourages consideration of rain harvesting for non-potable water needs. Encourages new developments to be designed to be water efficient with residential uses designed in accordance with the optional higher water efficiency standard of 110 litre per person per day (see Building Regulations Part G).	Noted. Insert a new sentence / paragraph within the TCMP that refers to: <i>"All new regeneration sites</i>

				<i>should consider the potential to maximise the sustainability credentials of new and refurbished buildings through use of low carbon and decentralised heating, energy efficient materials and design and water efficiency."</i>
N/A	MTCMP/30	Q11	Supports the redevelopment of the Beales site for alternative uses.	Noted.
N/A	MTCMP/31	Q11	Agrees with the retention of the facade.	Noted.
N/A	MTCMP/32	Q11	Suggests residential use. Or use for retail with different budget shops on different floors who share the costs.	Noted.
N/A	MTCMP/33	Q11	Considers that the Queen Street frontage is refurbished and retained. Also considers that the Stockwell Gate bridge should be demolished and that frontage made more in keeping with Queen Street. Agrees with use for council offices.	Noted.
Nottinghamshire County Council	MTCMP/34	Q11	Supports the redevelopment of the site.	Noted.
N/A	MTCMP/40	Q11	States that it needs cleaning and painting.	It is not the role of the masterplan to deal with the issues around cleanliness and litter.

N/A	MTCMP/48	Q11	Retention of the Queen Street block (or at least the frontage) is welcomed. It is important that this is a prerequisite for the site. Suggests the building should be considered for local listing if it isn't already. Supports use for council offices. Suggests the northern wing of Beales (part of Four Seasons) could be developed in isolation without affecting the wider shopping centre.	Noted. The masterplan considers the development of the northern side of the Beale's building and recognises its relationship with the Four Seasons.
Mansfield Business Improvement District (BID)	MTCMP/51	Q11	Little support for a community hub at Beales.	Noted.
Q12 – What are your views on the options for the Belvedere Street site?				
N/A	MTCMP/2	Q12	Is in favour of the proposals	Noted.
N/A	MTCMP/4	Q12	Prefers Option 1 for this site	Noted.
N/A	MTCMP/7	Q12	Doesn't believe anything will happen to this site.	Noted.
N/A	MTCMP/10	Q12	Suggests it becomes a grassed play area with new trees. Local artists could decorate the walls and it could have street food facilities.	Noted.
N/A	MTCMP/11	Q12	Considers the 7 key objectives are very positive. Considers the position of the site makes it ideal for a main vehicle parking / taxi rank / short-run bus area. Questions whether there will be sufficient parking provision close to the four quarters as some car parking is being lost. Suggests that officers consider that many vehicles have increased in size and parking spaces are too small. Concerned about the loss of 100 spaces if the local plan allocation goes ahead here, and the loss of 92 long stay spaces from Toothill Lane which would need to be gained elsewhere. This needs careful consideration so it is	Noted. A car park strategy will be prepared.

			safe and doesn't require an additional mode of transport to arrive at the town centre. Assumes that a car parking capacity assessment has been carried out.	
N/A	MTCMP/12	Q12	Agrees with the proposals.	Noted.
N/A	MTCMP/17	Q12	Questions whether residential would be affordable housing. Considers design to be important on this key gateway and to make it an area people want to live in. Points out an error on the plan (should state Belvedere Street instead of Rosemary Street).	Noted. To be corrected.
N/A	MTCMP/23	Q12	Concerns raised over viability - does not consider plans are viable and, as site owners, would like to have been able to see the viability report to see what the differences are.	Noted.
Severn Trent Water	MTCMP/29	Q12	Supports the incorporation of SuDS. Encourages consideration of rain harvesting for non-potable water needs. Encourages new developments to be designed to be water efficient with residential uses designed in accordance with the optional higher water efficiency standard of 110 litre per person per day (see Building Regulations Part G).	Noted. Insert a new sentence / paragraph within the TCMP that refers to: <i>“All new regeneration sites should consider the potential to maximise the sustainability credentials of new and refurbished buildings through use of low carbon and decentralised heating, energy efficient materials and design and water efficiency.”</i>
N/A	MTCMP/31	Q12	Unsure.	Noted.

N/A	MTCMP/32	Q12	States that this needs tidying up.	Noted.
Nottinghamshire County Council	MTCMP/34	Q12	Supports the redevelopment of the site for a mixed use proposal and multi storey carpark.	Noted.
N/A	MTCMP/40	Q12	States that it needs cleaning.	It is not the role of the masterplan to deal with the issues around cleanliness and litter.
N/A	MTCMP/48	Q12	No comments to make.	Noted.
Q13 – What are your views on the options for the station site?				
N/A	MTCMP/2	Q13	Is in favour of the proposals	Noted.
N/A	MTCMP/4	Q13	Considers that the ideas are fine, but hinge on the plans for Stockwell Gate and Beales. States that these poor areas are neglected and need to be more attractive and welcoming.	Noted.
N/A	MTCMP/10	Q13	Suggest low cost dwellings for this site due to close commuter links.	Noted.
N/A	MTCMP/11	Q13	Supports the enhancement of the station site but would have liked more detail in order to make an informed comment. Supports the four key objectives but asks if there is sufficient demand for an increase in shops next to the station.	Noted. The masterplan is a high level, aspirational document so shouldn't be too prescriptive.
N/A	MTCMP/12	Q13	Agrees with the proposals.	Noted.

N/A	MTCMP/16	Q13	Considers that we need to make use of new railway connections and make Mansfield a nice place to visit.	Noted.
N/A	MTCMP/17	Q13	Supportive of anything that tidies the area up.	Noted.
N/A	MTCMP/18	Q13	States that the site needs to be made more attractive. Doesn't think that HS2 will have any influence and states that it is more important to improve car access, free parking and a new walkway / cycleway direct from the station to the Market Place.	Noted.
Severn Trent Water	MTCMP/29	Q13	Considers the station site to be a great place to start the re-greening of Mansfield to include SuDS that provide biodiversity, surface water management and informal play. Could be used by families when using the station. Considers this could form a green-blue corridor into Mansfield that promotes sustainable transport along a welcoming and naturalised route that manages surface water.	Noted. The theme of encouraging Suds is embedded within the TCMP. However, the key principles could be expanded to include Para 4.98: <i>"....and new green space or tree planting at the front of Midland Hotel with potential to incorporate SuDS and enhanced biodiversity"</i> .
N/A	MTCMP/30	Q13	Station would be a good place for a changing places toilet.	Noted. This is a detailed matter that is not best considered through the masterplan. However, accessibility is a

				golden thread running through the document.
N/A	MTCMP/31	Q13	Supports greening.	Noted.
N/A	MTCMP/32	Q13	Suggests that the area needs tidying up and better lighting. The hotel needs a better image.	Noted.
N/A	MTCMP/33	Q13	Considers that the station needs to become part of the town centre as it is not obvious where it is and signage is not good enough. Suggests the station building is better used as a visitor attraction or quality restaurant. States a better rail service would be a bonus.	Noted.
N/A	MTCMP/40	Q13	States that the site needs cleaning and litter cleared.	It is not the role of the masterplan to deal with the issues around cleanliness and litter.
N/A	MTCMP/48	Q13	No comments to make.	Noted.
Q14 – What are your views on the options for the Rosemary Centre site?				
N/A	MTCMP/2	Q14	Does not support this proposal. Questions why a supermarket is required, particularly as there are so many available out of the town centre. Considers this to be a poor use of the space.	The Rosemary Centre already has a planning application submitted for a supermarket.
N/A	MTCMP/4	Q14	Comments that the historic buildings needs to be sympathetically reused, keeping the distinctive roof. Considers housing with some offices and shops could be a good option.	Noted.
N/A	MTCMP/7	Q14	Considers that the building could be converted to flats.	Noted.

N/A	MTCMP/10	Q14	Suggests the building should be demolished and flats built with good car parking and green areas.	Noted.
N/A	MTCMP/11	Q14	Suggests linking the Rosemary Street to the Four Seasons Centre if viable (possibly via a sub-terrain connection). Asks if there is interest in the space - why create new builds to be left empty? Comments that in the current climate priority should be on recycling and refurbishing what is there. Suggests investigating why there is not a high demand from businesses. Hopes that the area will not be used for more fast food outlets due to litter and obesity issues. Concerned that a supermarket / fast food outlet here would bring in additional traffic but the overall idea of the masterplan is to reduce traffic in the town centre. Suggests that the whole site should be used for multi-storey car parking (and possibly external) to serve the town centre. Concerned that a supermarket so close to the town centre would create congestion such as at Sainsbury/Aldi on the A60. Asks if the new hotel will have parking and pick-up/drop-off spaces, and what measures will prevent shoppers from using these.	Noted. A transport study will be prepared. The hotel is due to utilise spaces at Walkden Street car park.
N/A	MTCMP/12	Q14	Agrees with the proposals but is concerned about a lack of parking.	Noted. A car parking strategy with be prepared.
N/A	MTCMP/16	Q14	Considers that the Rosemary Street entrance should be covered (like Idlewells in Sutton-in-Ashfield) incorporating the Rosemary Centre. Suggests it could be a Winter Garden walkway (like in Sheffield) that leads to the old bus station site.	Noted.
N/A	MTCMP/17	Q14	Supports food retail development on this site.	Noted.
Severn Trent Water	MTCMP/29	Q14	Supports the incorporation of SuDS. Encourages consideration of rain harvesting for non-potable water needs. Encourages new developments to be designed to be water efficient with residential uses designed in accordance with the optional higher water efficiency standard of 110 litre per person per day (see Building Regulations Part G).	Noted. Insert a new sentence / paragraph within the TCMP that refers to: <i>“All new regeneration sites should consider the potential to maximise the</i>

				<i>sustainability credentials of new and refurbished buildings through use of low carbon and decentralised heating, energy efficient materials and design and water efficiency."</i>
N/A	MTCMP/31	Q14	Considers that the Harwood Cash Cashiers (local reference) - the tooth edged building - should be preserved.	Noted.
N/A	MTCMP/32	Q14	Supports a new shopping centre here. Would bring income, new jobs and better shopping to Mansfield.	Noted.
N/A	MTCMP/33	Q14	Suggests the site would make good flats but anything would be better than it is now.	Noted.
N/A	MTCMP/40	Q14	States that more shops are needed.	Noted.
N/A	MTCMP/48	Q14	The proposals are welcomed over the current planning application scheme. Suggests redevelopment retains at least the original part of the former warehouse. Considers it important that the site is treated as a town centre site not an out of town retail park site.	Noted.
N/A	MTCMP/49	Q14	Application submitted for a retail unit with a food and drink unit. States that the masterplan has not considered how the disposition of land uses and the delivery of sites would take place in reality reflecting operational and economic requirements of key end users who will be investing in the town centre. The Rosemary Centre can meet the requirements of a significant supermarket operator, there are requirements for the site that will need to be met otherwise the end user will not invest. What is maybe seen as aspirational and worthy masterplan objectives should be met on certain sites, these would be irrelevant if they result in a disincentive to investment. The masterplan contains no proposals for the Stockwell Gate site as it had been granted planning	No change is required to the masterplan given the planning application is yet to be determined. The masterplan therefore provides a framework for if

			permission- considers that the Rosemary Centre should also be removed from the masterplan. The conversion of the Rosemary Centre to a retail unit is an unrealistic prospect. The masterplan boundary should be extended to include Portland Sidings given its proximity to the town centre. Limited weight should be given to the masterplan in the determination of planning applications.	the site is not delivered and also if the new retail unit ceases during the masterplan period.
Q15 – What are your views on the options for redeveloping the Four Seasons Shopping Centre and Walkden Street multi-storey car park site?				
N/A	MTCMP/2	Q15	Considers that the changes should start being made now. Comments that there needs to be enough free car parking, and a mix of retail and other uses, especially pop ups and community support uses.	Noted.
N/A	MTCMP/4	Q15	The car park is needed. The Quaker building is lost between the tall buildings and the road. Redeveloping the Four Seasons is a good idea.	Noted.
N/A	MTCMP/7	Q15	Considers that the building should be pulled down and that money should stop being wasted on it.	Noted.
N/A	MTCMP/10	Q15	Considers that the outside should be improved, but that not too much money should be wasted.	Noted.
N/A	MTCMP/11	Q15	Considers Walkden Street to be well located for car parking. Welcomes open spaces as well as the move away from creating pedestrian tunnels and cut throughs. In reference to para 4.125 asks if and how things will be different regarding the consideration of the Old Meeting House.	Noted. Conservation policies are much stronger now compared to when the Four Seasons / Walkden Street were built.
N/A	MTCMP/12	Q15	Is supportive of demolition.	Noted.
British Heart Foundation	MTCMP/14	Q15	States (from a retailers perspective) that there is strong competition for large retail units across the country the loss of large units at the Four Seasons (and at BHS and Beales) should be avoided. Considers that forcing larger retailers out of town will kill the centre, and that a mix of retail (large and small) and leisure would enable a buoyant	Noted.

			retail market. Units should be amalgamated and rent / access issues worked on to achieve this.	
N/A	MTCMP/15	Q15	Suggests that the Four Seasons needs a refurbishment. Considers rents should be capped.	Noted. The masterplan has no influence over rents.
N/A	MTCMP/16	Q15	States that the whole Four Seasons needs a revamp.	Noted.
N/A	MTCMP/17	Q15	Does not support the loss of the Four Seasons. States that a new location for the library needs to be considered.	Noted.
N/A	MTCMP/18	Q15	Considers that the Four Seasons should be removed but replaced with a couple of canopied streets and a small square. Considers that this gives an opportunity to revise the town centre layout to be more integrated with the market square. Suggests that one street has limited vehicle access with short term parking, to encourage the small shops, cafes and food outlets.	Noted.
N/A	MTCMP/28	Q15	Supports the replacement of the Four Seasons Shopping Centre but considers it important that the design of new development is in-keeping with the existing historic assets.	Noted.
Severn Trent Water	MTCMP/29	Q15	Would support the inclusion of green-blue corridors as part of the new network of streets that allows surface water to discharge sustainably rather than connecting to the combined sewers. Advises that, due to the number of uses proposed, rain harvesting would be beneficial to minimise the demand for potable water. Advises that development is designed to be water efficient with residential uses designed in accordance with the optional higher water efficiency standard of 110 litre per person per day (see Building Regulations Part G).	Noted. The theme of encouraging Suds is embedded within the TCMP. However, for clarity, add text to para 2.61 to encompass blue infrastructure within the TCMP: “....Create a clean, green and blue infrastructure...”.

N/A	MTCMP/30	Q15	Supports a street based shopping centre, considers there needs to be a changing places toilet.	Noted. This is a specific issue that does not need to be identified in the masterplan. Accessibility is a common thread throughout the TCMP.
N/A	MTCMP/31	Q15	Asks if the other measures / aspirations to increase footfall could make the Four Seasons viable. A car parking strategy is needed.	Noted. A car parking strategy will be prepared.
N/A	MTCMP/32	Q15	Doesn't support the multi-storey and suggests it could be put to residential use and parking. States that the Four Seasons is out date with little to offer.	Noted.
N/A	MTCMP/40	Q15	States that it needs cleaning.	It is not the role of the masterplan to deal with the issues around cleanliness and litter.
N/A	MTCMP/48	Q15	<p>Walkden Street: Considers there is potential for an attractive development, but its success depends on the redevelopment of the Rosemary Centre. Infilling of the cutting between Four Seasons and Former Tesco is welcomed as has potential to bring life / activity back to Walkden St / Quaker Way. Existing tenants could consider the former BHS store as a relocation opportunity.</p> <p>Four Seasons: Considers this to be the most radical proposal, and most difficult to deliver. Considers that the centre has many positive aspects but that there is a strong argument for consolidation of the centre rather than a complete redevelopment in the short to medium term.</p>	Noted.
N/A	MTCMP/50	Q15	The Four Seasons Shopping Centre is within the Stockwell Gate and Four Seasons Quarter, the general principles to deliver diversification are supported. Retail will still form an important part of any future scheme and a critical mass of retail should be retained. The phasing of redevelopment is supported as being able to retain and	Noted.

			relocate tenants to maintain continuity will be essential to any redevelopment plan. There will still be a requirement for a servicing car park. Massing for redevelopment needs to be increased to facilitate a viable redevelopment option and it needs to be noted that the premises occupied by Primark is owned by the operator on a freehold basis and therefore represents independent ownership.	
'The rest of the masterplan'				
Q16a – Do you agree with the Mansfield vision / vision statement (on page 14)?				
Q16b – Reason:				
N/A	MTCMP/2	Q16a&b	Partly agrees with the vision but considers locating businesses in the town centre adds to transport / environmental problems. Considers that a more radical idea is needed.	Noted.
N/A	MTCMP/4	Q16a&b	Supports the vision	Noted.
N/A	MTCMP/7	Q16a&b	Agrees with the vision but states that no one has any idea what the community want.	Noted – this is an opportunity for the community to tell us.
N/A	MTCMP/10	Q16a&b	Agrees with the vision as it sends out a good picture.	Noted.
N/A	MTCMP/11	Q16a&b	Does not support the vision as, although it is positive and ambitious, there is nothing to back it up. Concerned that Mansfield has suffered from underfunding, poor leadership and lack of vision for too long. Hopes to see a more definite plan at the next stage.	Noted.
N/A	MTCMP/12	Q16a&b	Agrees with the vision.	Noted.
N/A	MTCMP/18	Q16a&b	Does not agree with the vision as there is no mention of the arts. Considers music and art will be key in attracting people to live in / visit the town.	Noted – There are multiple references in the TCMP to encouraging arts, culture and leisure uses.
N/A	MTCMP/23	Q16a&b	Does not agree with the vision due to concerns over viability, and states that this should be the first consideration.	The masterplan is a high level visionary document and the document sets out

				that a high level viability assessment has been carried out.
Historic England	MTCMP/26	Q16a&b	Considers that the plan needs to be more ambitious by being specific about what changes are required to the ring road. Suggests bringing the Highways Authority into the process to establish what is possible so that it can be included as a firm commitment. Suggests we look at the Sunderland Riverside and Sheffield's Grey to Green project which have been transformational.	Noted. A transport study will be prepared and will look at issues around the ring road. Nottinghamshire County Council have been involved in the masterplan as the local highway authority.
Severn Trent Water	MTCMP/29	Q16a&b	Recommend that an additional bullet point is added to highlight flood resilience.	Noted. Add bullet point to vision (pp14) to state: <i>"Help provide flood resilience through high quality SuDS interventions"</i>
N/A	MTCMP/30	Q16a&b	Enjoys visiting Mansfield town centre.	Noted.
N/A	MTCMP/31	Q16a&b	Supports the vision as it's a much needed basis for any future government funding bids.	Noted.
N/A	MTCMP/33	Q16a&b	Agrees with the vision.	Noted.
Nottinghamshire County Council	MTCMP/34	Q16a&b	The vision and principles are supported.	Noted.

Hackney Carriages	MTCMP/41	Q16a&b	Does not refer to taxis.	Noted. A car parking and access strategy will be prepared.
N/A	MTCMP/42	Q16a&b	Does not refer to taxis.	Noted. A car parking and access strategy will be prepared.
N/A	MTCMP/48	Q16a&b	Overall vision is welcomed, the framework plan is ambitious and transformative and illustrates a very long term plan for the town centre.	Noted.
N/A	MTCMP/50	Q16a&b	Supportive of the vision and objectives of the masterplan.	Noted.
Q17a – Do you agree with Mansfield’s evolving unique selling points (USPs) (on page 15)?				
Q17b – Reason:				
N/A	MTCMP/2	Q17a&b	Does not agree with the USPs. Considers that looking at the past is not a great recipe for the future and that emphasis should be on creating a new, different 'history' of the future. Suggests embracing technology and building for tomorrow.	Noted – The council are investigating SMART city principles.
N/A	MTCMP/4	Q17a&b	Agrees with the USPs. States that there is lots of unlocked potential and we need to make the most of the present and future, ensuring that heritage is incorporated.	Noted.
N/A	MTCMP/7	Q17a&b	Does not agree with the USPs.	Noted.
N/A	MTCMP/10	Q17a&b	Agrees with the USPs, stating that they are very comprehensive.	Noted.
N/A	MTCMP/11	Q17a&b	Partly agrees with the USPs but considers that people culture also needs to change in order to attract businesses, shoppers and town centre residents.	Noted.
N/A	MTCMP/12	Q17a&b	Agrees with the USPs.	Noted.
N/A	MTCMP/18	Q17a&b	Does not agree with the USPs as they are too vague with not enough new ideas.	Noted.
N/A	MTCMP/30	Q17a&b	Need to use the Listed Buildings and unique selling point of Mansfield.	Noted.
N/A	MTCMP/31	Q17a&b	Supports the USPs as it is vital that we preserve the historic features.	Noted.

N/A	MTCMP/33	Q17a&b	Agrees with the USPs.	Noted.
Q18a – Do you agree with the masterplan principles?				
Q18b – Reason:				
N/A	MTCMP/1	Q18a&b	Does not agree with the principles. Considers the consultation to be lip service. The public should have been consulted on the principles while they were being developed, in case the majority disagree.	Noted. This consultation provides opportunity to comment on the principles.
N/A	MTCMP/2	Q18a&b	Partly agrees with the principles but concerned that nothing addresses current anti-social issues. Concerned these issues will make new green spaces unusable.	Noted although it is not the role of the masterplan to deal with ASB this will be picked up as part of other strategies.
N/A	MTCMP/4	Q18a&b	Agrees with the principles. Considers that carrying out the vision is important.	Noted.
N/A	MTCMP/7	Q18a&b	Does not agree with the principles, stating 'what a load of rubbish'.	Noted.
N/A	MTCMP/10	Q18a&b	Agrees with the principles, commenting that we need to attract more people and then keep them there. Considers that new homes, new cultural activities, less pubs, more green areas and the retention and re-purposing of buildings / architecture will all help as people will know there is more to do than just shop.	Noted.
N/A	MTCMP/11	Q18a&b	Generally partially agrees with the principles, but asks why it has taken so long, and is it too late? Considers that Mansfield looks neglected, and council services are not fully delivered. Asks if there are adequate staff levels to deliver this change and the budget to sustain all the required facilities? Suggests not creating greening areas that attract ASB.	Noted. The commitment to produce a masterplan was made in the 2020 Local Plan. It will be used to inform planning decisions

				in the town centre and support bids for external funding for projects. These are already functions of the council.
N/A	MTCMP/12	Q18a&b	Agrees with the principles.	Noted.
N/A	MTCMP/18	Q18a&b	Does not agree to the principles as they could apply anywhere.	Noted.
Nottingham Trent University	MTCMP/25	Q18a&b	Supports the renewed focus on education shown in the Place for Innovation and Education principle.	Noted.
N/A	MTCMP/31	Q18a&b	Agrees with the principles. Need a strategy for economic recovery and for becoming a destination.	Noted.
N/A	MTCMP/32	Q18a&b	Agrees with the principles and considers maintenance is important.	Noted.
N/A	MTCMP/33	Q18a&b	Agrees with the principles.	Noted.
Nottinghamshire County Council	MTCMP/34	Q18a&b	<p>The eight principles are supported.</p> <p>Greening Mansfield: The County Council are working in partnership with Severn Trent Water on a major project to create natural flood storage areas in Mansfield which will benefit, people, wildlife and enhance the economy of the town. Reference to the project should be included within the masterplan.</p> <p>Providing a welcome worthy of Mansfield: References to the bus and rail station are noted, the bus station is operated by Nottinghamshire County Council in partnership with local bus operators. NCC has also provided significant investment for the Mansfield Town Centre Statutory Quality Bus Partnership scheme, which sets out a partnership standard for bus services accessing the town centre, and bus infrastructure provision. The County Council acknowledge the poor level of bus services into Mansfield town centre in the evening and seek to enhance the evening bus service provision in line with its National Bus Strategy Bus Service Improvement Plan. Any future development should ensure that well defined access to the bus/ rail stations is</p>	The Severn Trent project will be included as a separate section within the masterplan. It will also be referred to in the public realm section of the masterplan framework. Insert new section after 'Green Spaces'

			maintained and should consider public transport integration with other modes, including cycle and walking facilities.	(para 3.11) to state: <i>“Sustainable Drainage interventions: Creating opportunities through green interventions that provide flooding mitigation and add biodiversity through SUDS environmental enhancements in the streets and public spaces in the town centre.”</i>
Q19 – Please tell us if there are any other topic areas / principles that you feel need addressing:				
N/A	MTCMP/1	Q19	Principles should also include safety, cleanliness, improved gateways	Noted. ‘Improved gateways’ is included within ‘Providing a welcome worthy of Mansfield’.
N/A	MTCMP/2	Q19	Considers paragraph 2.53 needs revision as electric car charging provision is an essential change required now, not in 10 years’ time.	Noted. The masterplan makes reference to electric car charging points. Paragraph 2.53

				reflects policy IN10 of the Local Plan. The masterplan includes several references to seeking provision of electric charging points.
N/A	MTCMP/4	Q19	Ensure people's mobility is considered. Suggests a small electric bus could be used, or mobility scooters at the bus / train stations.	Noted.
N/A	MTCMP/7	Q19	Stated 'Make up your minds if you really want Mansfield to prosper'.	Noted.
N/A	MTCMP/11	Q19	Considers that all pedestrian tunnels are reviewed regarding safety. Handley Arcade is not mentioned - suggests that this could make a nice site for eateries and retail units (like Exchange Shopping Arcade in Nottingham) and provide an attractive link to the town centre. States that consideration needs to be given to what needs to change in order for the four quarters to succeed long-term. Considers we need reasons to encourage people to Mansfield, such as places to park, sufficient shops to satisfy the general needs of the public, clear signage, to feel safe, be tidier and more attractive.	Noted. Paragraph 3.47 introduces an amendments that includes reference to inclusion of Handley Arcade for a variety of uses.
N/A	MTCMP/18	Q19	Considers removing traffic from the town centre killed it. As electric cars become the norm there isn't the same problems of noise and pollution. Considers this to be the opportunity to reopen Leeming Street and Regent Street to limited, slowed traffic giving access to parking spaces with dedicated charging points on the Market Place. States that this is important to consider now so that the redevelopment is fit for purpose in 20 year's time.	Noted. A car parking and access strategy will be prepared. The masterplan makes reference to accessible car parking and charging points.
Nottingham Trent University	MTCMP/25	Q19	Concerned that the current plan boundary excludes the planned location of the Future Tech Skills and Knowledge Exchange Centre. Considers that, although the plan states that it considers proposals etc. in the wider Mansfield central area, specific reference to	Noted. Will refer to the Future Tech Skills and Knowledge

			this facility is needed as it will have a significant bearing on the town centre. Suggests it is included in the 'Role of the Masterplan' section.	Exchange Centre by amending paragraph 1.6 to state “Whilst the boundary is the predominant focus for the masterplan the study has considered the impact of sites such as Vision West Nottinghamshire College, the Future Tech Skills and Knowledge Exchange Centre and Portland Retail Park”.
N/A	MTCMP/28	Q19	Considers that vacant units should be re-used and the settings of listed buildings are improved - such as those close to the Four Seasons and the old Tesco building.	Noted.
N/A	MTCMP/30	Q19	Mansfield needs a couple of disabled changes places with hoists the nearest ones are Edwinstowe Forest Visitors Centre and Mc Arthur Glen. They also need to open by a radar key.	Noted. The amended masterplan has multiple references to accessibility.
N/A	MTCMP/31	Q19	Considers that more conferencing / entertainment facilities are required.	Noted.
N/A	MTCMP/32	Q19	Suggests that the old shops on Leeming Street need to be tidied up. Also suggests that the town centre streets need to be kept clean from weeds and dog mess.	Noted. Leeming Street is part of a Townscape

				Heritage Project that provides funding to help property owners to restore historic features and architectural quality of the area.
N/A	MTCMP/33	Q19	Considers Mansfield is too split up. States that the River Maun is neglected and could be better used, and that Clumber Street should be connected into West Gate.	Noted.
N/A	MTCMP/40	Q19	States that Rock Hill, Fisher Lane Park need improving too and that the vacant units on Leeming Street need filling.	Rock Hill and Fisher Lane Park are outside of the town centre so not covered by the masterplan. There are a number of examples are included in the masterplan on how vacant units maybe potentially filled.
Q20 – Do you have any comments on the various elements of the masterplan framework?				
N/A	MTCMP/2	Q20	None.	Noted.
N/A	MTCMP/4	Q20	None.	Noted.
N/A	MTCMP/7	Q20	Considers it to be a waste of time and money.	Noted.
N/A	MTCMP/10	Q20	States it is a sensibly broken down approach.	Noted.
N/A	MTCMP/11	Q20	Considers more detail is required. It is not clear what will be selected from the visual examples and it is not clear what can be delivered. Requests that not too many tall	Noted. The masterplan is a

			buildings are developed as considers those on Stockwell Gate by the bowling alley already create an unattractive sight.	high level, aspirational document so shouldn't be too prescriptive.
N/A	MTCMP/12	Q20	Agrees with the framework.	Noted.
N/A	MTCMP/28	Q20	Supports the proposals and guidelines.	Noted.
Severn Trent Water	MTCMP/29	Q20	Valuing Mansfield Public Space - support the approach but consider that SuDS could be promoted in the form of source control, in planting and in informal play spaces.	Noted.
N/A	MTCMP/32	Q20	This section was not understood.	Noted.
Nottinghamshire County Council	MTCMP/34	Q20	References to the County Council within the masterplan are welcomed.	Noted.
N/A	MTCMP/50	Q20	Supports the urban design principles The masterplan framework is supported as a high level framework- detailed design of the individual sites should be supported provided the 'Core Principles' are achieved. Density of the plan should be increased for improved viability and to deliver the most effective use of land in an accessible location.	The masterplan is a high level visionary document and the densities on schemes will be determined as part of detailed designs.
Q21 – Do you have any comments on the movement framework (pages 36 – 41)?				
N/A	MTCMP/2	Q21	None.	Noted.
N/A	MTCMP/4	Q21	None.	Noted.
N/A	MTCMP/7	Q21	None.	Noted.
N/A	MTCMP/10	Q21	Comments that there needs to be an obvious need to come off the ring road which the framework is looking to address.	Noted. A transport study will be prepared to look at

				issues around the ring road.
N/A	MTCMP/11	Q21	Asks if the many suggestions are achievable, and what is the confirmed budget per quarter? Suggests caution in relation to micro-mobility due to issues faced in Nottingham. https://www.nottinghampost.com/news/local-news/almost-1000-nottingham-e-scooter-5676940 Suggests e-scooters are illegal (as per comments by the police beat manager) https://www.nottinghamshire.police.uk/news-article/shoplifters-foiled-and-businesses-supported-during-day-action	Noted. The masterplan is a high level, aspirational document – it is to guide development, not prescribe it, and schemes may vary. There is no set budget per quarter.
N/A	MTCMP/12	Q21	Agrees with the movement framework.	Noted.
Severn Trent Water	MTCMP/29	Q21	Car parking and access strategy: Supports the use of SuDS and permeable paving systems in car parks. Recommends the use of underground storage of surface water (rainwater harvesting) to be used to fill street sweepers etc. Public realm: recommends that greening and tree planting is also promoted for secondary routes to help with the development of green-blue networks.	Noted. The amended masterplan has multiple references to SuDS and permeable paving that reflect this advice.
N/A	MTCMP/31	Q21	States that any improvements are welcomed but recognises projects are costly and take time.	Noted.
Hackney Carriages	MTCMP/41	Q21	Does not refer to the Mansfield Hackney services which is a public service.	Noted. It is accepted that Hackney Carriages provide a valuable service but it is not necessary to specifically

				reference this in the masterplan. There are supporting references to taxis in the masterplan.
N/A	MTCMP/42	Q21	Does not refer to the Mansfield Hackney services which is a public service.	Noted. It is accepted that this is a valuable service. However the masterplan mainly seeks to shape the built development of the town centre and its streets.
Q22 – Do you have any comments on the strategy for delivering the masterplan?				
N/A	MTCMP/2	Q22	Considers the delivery strategy to be too slow, especially in relation to the Four Seasons.	Noted.
N/A	MTCMP/4	Q22	None.	Noted.
N/A	MTCMP/7	Q22	Considers that someone who knows Mansfield should be in charge.	Noted.
N/A	MTCMP/10	Q22	States that this must be driven at pace.	Noted.
N/A	MTCMP/11	Q22	Considers that it is difficult to form an opinion due to the current uncertainties (online and out of town shopping, COVID etc.). Considers the document should have provided more clarity.	Noted.
N/A	MTCMP/30	Q22	Supports the delivery of the masterplan.	Noted.
N/A	MTCMP/31	Q22	States that it has been needed for a long time.	Noted.
Q23 – Do you have any comments on the action plans for delivering the sites?				

N/A	MTCMP/4	Q23	None.	Noted.
N/A	MTCMP/7	Q23	Does not believe the masterplan will happen.	Noted.
N/A	MTCMP/10	Q23	States that we need local firms to deliver, value for money, and good control over budgets.	Noted.
N/A	MTCMP/11	Q23	Considered it is hard to say if sites are deliverable as the report doesn't specify what is to be developed within broad timescales or how.	Noted.
N/A	MTCMP/27	Q23	States that they are overly ambitious.	Noted.
Q24 – Do you have any other comments to make on the draft Mansfield town centre masterplan?				
N/A	MTCMP/1	Q24	Questions why there is no links to the pages in the document that we want comments on.	Page numbers were included.
N/A	MTCMP/4	Q24	Hopes to see the plan realised.	Noted.
N/A	MTCMP/5	Q24	Comments that some parking spaces are required at the top of West Gate to help customers coming from the pet shop and butchers with bags. They suggest a £1 fee at a meter.	Noted. A car parking and access strategy will be prepared.
N/A	MTCMP/6	Q24	States that the consultation should focus on one aspect per week / day, and ask for genuine ideas. Considers that it shouldn't be based on footfall. States that the Four Seasons was built as a modern building but is now becoming obsolete. Considers that accessible green spaces are required, ideally linked by a nature walk which would be beneficial to health and well-being. Considers that small homes are needed for the local population and their future families and suggests empty buildings could be used. Questions why the council would want to bring students in from Nottingham who will then have to travel to access their education, and cause traffic problems. Considers that MDC should engage local residents rather than attracting people from outside Mansfield. Considers that better, fully accessible, public transport system is required that is available 7 days a week. Considers that walking and cycling within the town centre needs improving. Asks for the Metal Box and old Co-op clocks to be fixed.	Noted.
N/A	MTCMP/7	Q24	Questions who came up with the plans and how much they were paid.	The masterplan is a council document

				written with support from consultants Allies and Morrison.
N/A	MTCMP/8	Q24	States how they love the town but how over the last 30 years it has declined and is a skeleton of its former self. Considers that many residents avoid the town centre as it no longer serves a purpose. Considers that Worksop, Newark and Chesterfield are all local examples of thriving towns with a vision. Considers that 80% of Mansfield are working class and want to enjoy the following: Good restaurants and dining facilities; Good quality evening entertainment venues; Modern shops; Niche shopping; Embraced heritage; and Sports facilities. Considers that the town centre currently caters for around 20% of the population (low income families, elderly, people on benefits) and is saturated with convenience shops, and pawn, charity and budget shops.	Noted.
N/A	MTCMP/9	Q24	Considers that shops such as TK Maxx, Dunelm, Pets at Home, Next, and B&M should be brought into town. Considers that there is the shop space for them. States that their out of town car parks are always full and that we need to get these customers into town. States that this would be more accessible for those who don't drive, and would allow us to start charging rent again on the empty shops.	The role of the masterplan is to support the right conditions for the national retailers to potentially move back into the town centre. Where national retailers choose to locate is outside the control of the local authority.
N/A	MTCMP/11	Q24	Asks whether or not the police have been consulted regarding HMO properties in the town centre. This requires careful consideration (parking being one issue). States that e-scooters/cycles are banned from the town centre and asks whether or not the police and MDC wardens have been consulted about the proposed change, particularly as e-scooters are illegal. Considers that if micro-mobility is allowed in the town centre, government laws need introducing to prevent the issues caused in Nottingham. It may	The police were consulted on the masterplan but have not made any representations. Many sites are

			create more barriers to people being attracted to the town centre. Provides details of a study into head and neck injuries caused by e-scooters. States that it appears two decisions have already been made, a community hub at Beales and approval of a planning application at 14-16 Church Street.	included in the masterplan and some have progressed at a quicker rate.
NHS Notts & Nottingham Clinical Commissioning Group (CCG)	MTCMP/13	Q24	Pleased to see the inclusion on 'Healthy Mansfield - Committing to Change' and that addressing the health needs of Mansfield citizens remains a priority for the council. Wishes to continue to be notified of any future planned residential developments that would impact on primary healthcare provision in the area.	Noted.
N/A	MTCMP/15	Q24	Considers that the plans look good but many things need to be considered: negative image - rundown, vacant, drug users; old buildings should be used commercially not destroyed for use as HMOs / flats; restaurants need to be in the centre, not outskirts; avoid excessive housing as custom will be lost. States that the town needs vibrancy / new life but what is good needs to be kept. It needs retail, leisure and nightlife back.	The masterplan has considered a wide range of issues with the town centre, to set out the final objectives for the town centre and key regeneration sites.
N/A	MTCMP/16	Q24	States that the Mansfield shopping experience is poor and it's no wonder people travel to Nottingham.	Noted.
N/A	MTCMP/17	Q24	States that children need to be considered and suggests a play area. Considers that town centre shopping will not be successful without good access to car parks, particularly as out of town shopping centres have free parking. Concerned that a spread of retail around the town will put people off (due to the walk) as everything is available in one place in a supermarket.	Noted. A small children's play area with a slide is to be included in the urban greening project to the rear of the Four Seasons Shopping centre. Will include more emphasis on young children and the need for good

				accessible car parking.
N/A	MTCMP/18	Q24	Considers that in its current form it is unimaginative, too generic and has too many old fashioned assumptions.	The masterplan is considered to be a high level visionary document where more detailed design codes and development briefs provide further guidance for the delivery of the sites.
N/A	MTCMP/19	Q24	Would like to see creative modern art features, with clever seating and open spaces. Suggests empty units could be used as a refuge / help point for homeless. Suggests more continental style outdoor seating under an umbrella style covering. Considers this is a chance to make Mansfield more upmarket. We should look at other creative places and do better.	Noted. The town centre masterplan includes a section on public realm and more detailed design codes will provide more guidance on public art.
N/A	MTCMP/22	Q24	Considers that the masterplan will fail if free parking is not offered.	A car parking and access strategy will consider ticketing options.
N/A	MTCMP/23	Q24	Has got investments in Mansfield and wants to see a vital and vibrant centre. Considers out of town retail developments have made it worse. Considers that making broad plans such as this causes blight as occupiers leave due to concerns over future redevelopment. States their site is ready to develop but were told to wait for this masterplan.	Noted.

Highways England	MTCMP/24	Q24	States in relation to Mansfield town centre, their main interest is safeguarding the operation of the M1 at junction 28, approximately 10km to the west. Notes the aspirations in the masterplan and does not consider that the proposals shall result in any material impact upon the strategic road network. Has no further comments to make.	Noted.
Nottingham Trent University	MTCMP/25	Q24	Welcomes that the importance of the ongoing and future working relationship with NTU is highlighted. Asks if there are any additional ways that NTU could contribute to the masterplan.	Noted.
Historic England	MTCMP/26	Q24	Considers the masterplan is clear, well-illustrated and contains good examples. Concerned that in relation to the specific buildings within the masterplan, re-use is only recommended and this reads more as advice to the council, rather than council policy. Considers this to be weak and ambiguous and has the potential to hinder further investment. This may then reduce values and impact upon delivery. Concerned that in places the plan actually promotes the demolition of historic buildings contrary to the principles, vision and national planning policy. State how this is unsustainable, contrary to good place making and wholly unnecessary given the amount of vacant sites. Gives White Hart as an example - states how the illustrations clearly show demolition of buildings that contribute to the conservation area with no consideration or evidence given that would satisfy the NPPF. Considers this to be a serious weakness which is counterproductive to its objectives. Objects to the proposals and recommends the document is revised.	Noted. The Masterplan makes multiple references to retaining and maximising heritage assets (This encompasses both designated and non-designated assets). Buildings that need to be retained within the White Hart area will be addressed through a RIBA competition and the emerging Design Code.
N/A	MTCMP/27	Q24	States that it is a costly and lengthy exercise and questions whether it will come to fruition.	A number of the projects within the masterplan have already started to be delivered.

N/A	MTCMP/28	Q24	Considers designing out crime to be important. Seeks improved lighting, CCTV and no hidden areas.	Reference to designing out crime is included within the masterplan.
Severn Trent Water	MTCMP/29	Q24	Wish to be kept updated so capacity can be provided where necessary. General advice: For new developments surface water should not be conveyed to the foul or combined sewage system, and existing connections removed were practicable. Greater emphasis needs to be given to the consequences of extreme rainfall. Sewers on new development should safely accommodate floods which exceed the design capacity of the sewers. Proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit. Encourages the imposition of an expectation for developers to build properties at the optional requirement of 110 litres per day per person and suggests some water efficiency measures. Encourages the use of rainwater harvesting on larger developments. It helps reduce the demand on public supply, carbon impact of supply and site run off and sewer flows. It's also more cost effective and provide greater benefits on a larger scale.	The TCMP makes references to rainwater harvesting and development of green-blue infrastructure. The requirement for '110 litres per day per person per day' is too specific for the masterplan which is more strategic in nature.
N/A	MTCMP/31	Q24	Suggests making use of old alley ways - glass ceilings (see Skipton). Generally supportive but concerned about where funding would come from and that a change in politics could affect progress.	Noted. This is referred to at para 3.11.
N/A	MTCMP/32	Q24	Suggests an indoor market with individual shops could locate on Dame Flogan Street. Suggests that Rock Hill needs cleaning, bushes removed and a seating area.	Noted. Rock Hill is not in the town centre so not covered by the draft masterplan.
N/A	MTCMP/33	Q24	Considers there should be research into why people shop in Mansfield. Considers expensive car parking puts people off, there is nothing to look at, no market as such, shops not unique enough and has a run-down feeling. States that it is in the middle of one of the best tourist areas, but questions why would people visit.	The role of the masterplan is to set the vision for the town centre and identify potential future uses for

				sites to make the town centre more attractive to visitors.
Nottinghamshire County Council	MTCMP/34	Q24	From an economic perspective the County Council welcomes the masterplan which is an opportunity to review the overall purpose of the town centre in the context of a rapidly changing environment. The County Council will continue to work collaboratively with MDC to facilitate the respective ways forward. The challenges are significant and will require innovative approaches to bring the specific projects forward.	Noted
Ministry of Defence	MTCMP/35	Q24	Mansfield Town Centre Masterplan encompasses areas within the Statutory Aerodrome Birdstrike Safeguarding Zone surrounding the aerodrome at RAF Syerston. In summary, the MOD have no concerns or suggested amendments to the current draft of the Mansfield District Council's Draft Mansfield Town Centre Masterplan that forms the subject of the current consultation.	Noted. No change required to the masterplan but any future planning applications that are within the Statutory Aerodrome Birdstrike Safeguarding Zone will require statutory consultee comments.
Sport England	MTCMP/36	Q24	Supports that the masterplan seeks to create a walkable, connected community with co-located facilities / destinations, seeking to minimise the use of the private car. Supports the intention to unite the town centre with its neighbourhoods. Only concern is that there is no specific mention of Water Meadows in the plan, or proposals to better link it to the town centre. Also raises the new Sport England strategy 'Uniting the Movement', and 'Active Design' which can help deliver the objectives around Healthy Mansfield.	Noted. Will make reference to Water Meadows in paragraph 1.15. Sport England documents are already material considerations and need not be

				repeated in the masterplan.
N/A	MTCMP/38	Q24	Positive around the masterplan, there is need to improve shop fronts and signage as this may attract new traders too.	Noted.
The Coal Authority	MTCMP/39	Q24	No specific comments to make on the masterplan.	Noted.
Hackney Carriages	MTCMP/41	Q24	Considers that there needs to be a review of the taxi rank position within the town centre as they are outdated, unsafe and not fit for purpose. More funding is needed to meet environmental targets, as drivers need to start buying electric vehicles, as paying to more to drive into the city's green lanes now. There is a need for electric charging on rank shelters made for drivers and passengers. The trade needs to be less discriminating to the disabled and elderly. There are no taxi ranks within easy reach and to get to current taxi ranks these passengers have to climb a large incline to access a taxi, which in turn is discouraging these passengers from wanting to return to Mansfield. Concerned that taxi stands have had virtually no money spent on them or the infrastructure. States that a purpose built taxi rank that can help us provide this vital service is required with electric charging points, escape routes, access to both sides for the vehicle, signage and illumination. Concerned that licencing fees are increased each year, yet the services doesn't improve. Considers that updating the ranks and placing them in viable locations will boost the hotels and shops and keep up with the growing economy, giving visitors the confidence of knowing they can be picked up and dropped off at the heart of the town. States that the current ranks are not fit for purpose as taxi drivers have to be alert of the dangers of the bus station / Quaker Way taxi rank as it is on the inner ring road with a high amount of traffic. There is no signage to direct people to the rank. Asks how much money from regeneration funds will be for the taxi industry. Considers that there has been neglect towards the trade due to how it is managed. There are also dangerous practices taking place such as cars picking and dropping off in the entrance to the bus station blocking buses on entrance and causing obstruction to taxis pulling off the but no enforcement action is taken. This is a night time rank only although the bus station closes at 11pm and the trains also stop running at midnight. Considers that pocket ranks would provide safe spaces at new hotels and the shopping outlet (service area D) for safety of pick up and drop off and would help	A review of the location of the taxi ranks will be included in the Car Parking and Access Strategy which is one of the actions within the masterplan delivery plan.

			boost the economy. Considers that a high profile rank at the market place, where it is accessible with no hills to climb is needed, as well as an extension at Queen Street.	
N/A	MTCMP/42	Q24	<p>Considers that there needs to be a review of the taxi rank position within the town centre as they are outdated, unsafe and not fit for purpose. More funding is needed to meet environmental targets, as drivers need to start buying electric vehicles, as paying to more to drive into the city's green lanes now. There is a need for electric charging on rank shelters made for drivers and passengers. The trade needs to be less discriminating to the disabled and elderly. There are no taxi ranks within easy reach and to get to current taxi ranks these passengers have to climb a large incline to access a taxi, which in turn is discouraging these passengers from wanting to return to Mansfield. Concerned that taxi stands have had virtually no money spent on them or the infrastructure. States that a purpose built taxi rank that can help us provide this vital service is required with electric charging points, escape routes, access to both sides for the vehicle, signage and illumination. Concerned that licencing fees are increased each year, yet the services doesn't improve. Considers that updating the ranks and placing them in viable locations will boost the hotels and shops and keep up with the growing economy, giving visitors the confidence of knowing they can be picked up and dropped off at the heart of the town. States that the current ranks are not fit for purpose as taxi drivers have to be alert of the dangers of the bus station / Quaker Way taxi rank as it is on the inner ring road with a high amount of traffic. There is no signage to direct people to the rank. Asks how much money from regeneration funds will be for the taxi industry. Considers that there has been neglect towards the trade due to how it is managed. There are also dangerous practices taking place such as cars picking and dropping off in the entrance to the bus station blocking buses on entrance and causing obstruction to taxis pulling off the but no enforcement action is taken. This is a night time rank only although the bus station closes at 11pm and the trains also stop running at midnight. Considers that pocket ranks would provide safe spaces at new hotels and the shopping outlet (service area D) for safety of pick up and drop off and would help boost the economy. Considers that a high profile rank at the market place, where it is accessible with no hills to climb is needed, as well as an extension at Queen Street.</p>	A review of the location of the taxi ranks will be included in the Car Parking and Access Strategy which is one of the actions within the masterplan delivery plan.
Hackney Carriages	MTCMP/43	Q24	Driver Petition with 34 signatures seeking better working conditions and to help the hackney fleet provide a better service. Includes: rank spaces (the viability of the ones at	The petition has been passed to the

			present and where new spaces would be best placed); the use of bus lanes; safety aspects; easier accessibility for the disabled; how to improve the service in a more environmentally friendly manner to help the green agenda; signage and visibility; and business growth improvements for both the taxi service and surrounding businesses.	licensing department. A review of the location of the taxi ranks will be included in the Car Parking and Access Strategy which is one of the actions within the masterplan delivery plan.
N/A	MTCMP/44	Q24	<p>Resident petition with 39 signatures. Petition Topic: To provide better taxi rank locations. Petitioners feel the current taxi rank stands are outdated and inaccessible currently being situated at the top of steep hills or in dangerous area such as Quaker Way. The current taxi ranks have poor lighting, poor markings, poor shelters and poor signage making them hard to locate. Taxi ranks should be part of a towns integrated transport infrastructure and Mansfield District Council falls short of providing this service.</p> <p>Desired outcome: for Mansfield District Council to conduct a full review and consultation with regard to getting a taxi rank in the town centre such as the market place and several pocket ranks located around the town with better access on level ground.</p> <p>Specific location details: Market place, service area D, Church Street, new development on Walkden Street.</p>	The petition has been passed to the licensing department. A review of the location of the taxi ranks will be included in the Car Parking and Access Strategy which is one of the actions within the masterplan delivery plan.
Hackney Carriages	MTCMP/45	Q24	<p>Resident petition with 23 signatures. Petition Topic: To provide better taxi rank locations. Petitioners feel the current taxi rank stands are outdated and inaccessible currently being situated at the top of steep hills or in dangerous area such as Quaker Way. The current taxi ranks have poor lighting, poor markings, poor shelters and poor signage making them hard to locate. Taxi ranks should be part of a towns integrated</p>	The petition has been passed to the licensing department. A review of the location of the taxi

			<p>transport infrastructure and Mansfield District Council falls short of providing this service.</p> <p>Desired outcome: for Mansfield District Council to conduct a full review and consultation with regard to getting a taxi rank in the town centre such as the market place and several pocket ranks located around the town with better access on level ground.</p> <p>Specific location details: Market place, service area D, Church Street, new development on Walkden Street.</p>	<p>ranks will be included in the Car Parking and Access Strategy which is one of the actions within the masterplan delivery plan.</p>
Nottinghamshire Wildlife Trust	MTCMP/46	Q24	<p>Supports the vision to enhance biodiversity and greening. Encourages MDC to deliver a significant proportion of natural green space as part of the public realm as it has a greater wildlife value. Provides some best practice and information on green roofs, natural flood management and biodiversity net gain for consideration.</p>	<p>Noted. The masterplan includes multiple references to biodiversity and wildlife – most notably in the ‘Greening Mansfield’ section. The public realm part of the masterplan refers to biodiversity net gain, green roofs, rain water harvesting. Enhancing Mansfield Connect is mentioned in the vision statement.</p>
Natural England	MTCMP/47	Q24	<p>Natural England are supportive planting trees to help reduce greenhouse gas emissions and the impacts of climate change. Although the masterplan cannot mandate BNG as this is covered by the local plan any additional gains secured will be of great benefit to the local community. Examples of more widely used ways to increase biodiversity of</p>	<p>Noted. The TCMP makes multiple references to improving</p>

			urban environments is through the inclusion of green/brown roofs or living walls on new developments.	biodiversity. The Council has also produced specific guidance relating to biodiversity net gain which will also be a material consideration when determining planning applications.
N/A	MTCMP/48	Q24	<p>Considers that, collectively, Market Square and West Gate quarter has a number of significant development potential /opportunities for enhancement. These include:</p> <ul style="list-style-type: none"> • Gap site to the west of Regent House, Clumber Street - opportunity for a three / four-storey mixed-use building with undercroft parking accessed via Alfred Court; • Surface car park to the east of Toothill Road (west of the railway line) - opportunity for a variety of uses, including a small MSCP; • Surface car park to the rear of the Wilkinsons store - opportunity for a new MSCP to replace that on Walkden Street or that at the Four Seasons Centre; and • 45-53 West Gate - a run of poor quality buildings that have a negative impact on the street scene. <p>States that there is an opportunity here to restore the traditional building line to West Gate, to increase the height / density of development, and to reinstate Duck Lane as a thoroughfare which links to the potential redevelopment of the Bonmarche store to the east, and the potential redevelopment of parts of the Four Seasons Centre to the west.</p>	Paragraph 4.17 of the masterplan refers to further opportunities for infill development and improving active edge onto Clumber Street. The emerging Town Centre Design code further discusses the potential for infill development.
N/A	MTCMP/50	Q24	Supportive of broad vision and objectives of the masterplan however raises concerns over the deliverability of sites based on the density of the schemes proposed.	The masterplan is a high level visionary document and the densities on the schemes will be determined as part of detailed designs.

Mansfield Business Improvement District (BID)	MTCMP/51	Q24	The BID members were generally in agreement with the masterplan proposals. Considers that a range of varied and bespoke shops is important, in zones alongside hospitality. Supports green areas but car parking needs a rethink - Mansfield must remain car friendly. Suggests window dressing for empty shops. Considers more resources directed to street cleansing, and to stopping antisocial behaviour, and that the toilets are in need of investment / repair. Welcomes student accommodation and greening of town. Considers that rejuvenation of large empty spaces (Debenhams / Arcadia) is needed. Considers car parking fees are too high and has an adverse effect on businesses. State that further investment is needed at Leeming Street. Suggests an indoor market, a leisure centre, and better advertising of events. States that the masterplan is a long and difficult read for many BID members. A summary would have led to better understanding, more interest and feedback.	Reference to Window dressing in vacant units will be included at para 3.47. Issues raised around car parking will be picked up as part of the Council's emerging car parking strategy. There is also a section within the town centre masterplan on the temporary and future uses of vacant units.
N/A	MTCMP/52	Q24	Concerned that the Old Meeting House will lose its access as part of the redevelopment plans.	Noted. Para 4.135 States: " ...any redevelopment needs to consider the setting of and retain access to the Old Meeting House. "
Staff	N/A	Q24	Considers that money should be spent on the museum and theatre as both are in need of major repairs. Suggests the White Lion Yard is renovated as it would provide an excellent link between Toothill Lane and Church Street.	There are multiple references to improving access to arts and culture within the TCMP. Will consider how to better integrate

				arts and culture into the plan. Paragraph 3.12 indicates the 'yards' and alleys where improvements should be sought. This includes White Lion yard (Figure 1.9).
Staff	N/A	Q24	<p>Considers that there are various access issues at the Palace Theatre and Mansfield Museum that should be included within the masterplan proposals.</p> <p>States that both sites also require works to improve energy conservation and water use.</p>	<p>There are references to the theatre and museum in the masterplan. Opportunities to improve access to these buildings are not precluded by the masterplan.</p>

6.0 Conclusion

- 6.1 This consultation focused on high level proposals for Mansfield town centre contained within the Draft Town Centre Masterplan. Multiple representations were made to the consultation and the comments received were generally supportive, although some people were more negative about the plans. There was a mix of respondents representing statutory organisations, central and local government, local community and local interest groups. A summary of comments is provided below:

Town centre quarters:

- 6.2 Overall, the majority of respondents were in agreement with splitting the town centre into four quarters, one person stating that it will give more identity to the town. However there were also comments made regarding a lack of representation of the arts, and concerns raised around a lack of detail, and the fact that the White Hart area has not seen any redevelopment despite being identified for regeneration many years ago. It was highlighted in a workshop for those providing cultural services to the town that the Old Library, Palace Theatre and Mansfield Museum should be considered as a cultural quarter which would then act as a hook to attract funding. It was also suggested that the town's nightlife needs to be in zones.

Former BHS unit:

- 6.3 In relation to redevelopment of the BHS site on West Gate, comments were broadly supportive and suggested uses such as arcade style retail shops; outdoor food outlets; a bar / restaurant; indoor market; residential use, and community services. One consultee indicated concerns that parking would be required nearby if used as an indoor market (for loading purposes) or residential use. Another questioned why demolition is being considered when existing occupiers within the Four Seasons or Stockwell Gate may need to relocate to this space due to reductions in retail space elsewhere. The Growing Bolder group were in favour of demolition whilst the majority of students would like to see the site retained and refurbished with a covered retail arcade / open plan building to allow shops and stalls to operate from within.

Market Place:

- 6.4 There was general support for the proposals to enhance the Market Place. Suggestions included using the space for a large bird / butterfly aviary; moving the stalls onto West Gate or the BHS building; fewer market days but more stalls with more variety; having a large plaza style entertainment / exhibition

hub with bistro's, cafes, bars and artisan cafes; better seating; social / meeting place; greening of entrance points; street food sheds; housing; sensory area; more activities; more trees, and covering the area to allow for more usage. There was also support expressed for an indoor market; Sustainable Drainage Systems (SuDS); stormwater storage and permeable paving. Negative comments included concerns around anti-social behaviour and filling the Market Place with fairground type attractions as they would be a magnet for crime and mess. Concerns were also raised in relation to the amount of rent the stallholders are charged – however, this is not an issue for the masterplan to consider. Another consultee stated that the addition of more trees might actually make the area less flexible for events. Access was also raised as an issue with free parking and a taxi rank that give direct access to the market place being suggested. In addition to the above, the Growing Bolder group suggested better parking, better lighting, better protection measures, more events and the removal of the large boulders which are considered detrimental. In addition to the ideas above, students suggested an outdoor cinema, space for more entertainment and sport, and a play area for small children.

Clumber Street:

- 6.5 The Clumber Street site attracted fewest comments of all the sites. It was suggested that the indicative layout was over-complicated due to the inclusion of highway land, and also that redevelopment of the Bon Marche store on West Gate would allow a new pedestrian link to connect the two areas (similar to that proposed at BHS). A pocket taxi rank was also suggested, as were green landscaping and the sowing of wildflowers on the central island. Severn Trent Water echoed this sentiment by recommending that additional greening / SuDS should be considered for the public realm that ties into the BHS proposal. Another consultee highlighted that Clumber Street currently has a time restricted traffic order associated with weekend nightlife that may need to be reconsidered. The Growing Bolder group suggested residential use here to retain students within Mansfield, with land behind used as a car park.

Clumber House:

- 6.6 In relation to Clumber House, one person suggested that the residential units should be for younger people in general – not just students who leave during the summer. Overall the majority of respondents were in support of the proposals. Additional suggestions included: an internet café / hot-desking facility for small businesses / students and event space on the ground floor; inclusion of a changing places facility, and inclusion of rainwater harvesting and water efficient design.

White Hart Street:

- 6.7 The proposals for White Hart site received some positive feedback with some support for the retention and protection of historic buildings and features. It was emphasised that more could be done to enhance the historic area and assets. In terms of uses, affordable housing for both younger and older residents was suggested, as well as a park. The inclusion of SuDS was supported by Severn Trent Water (STW) who also encouraged rainwater harvesting and water efficiency in new developments. One consultee stated that the site boundary should be widened in order to include additional frontage properties on Albert Street, Church Street and Dame Flogan Street. Other respondents weren't quite as positive and suggested that the area is in need of demolition. Others were concerned that the proposals wouldn't be viable without public finance.

Toothill Lane car park:

- 6.8 The proposals for Toothill Lane car park were not widely supported. Although there was some modest support for use of the area as public open space most consultees were concerned over the loss of the car park (it is particularly well used by theatre goers and MDC town centre staff). Accessibility of the proposed green space for anyone with mobility issues was also a concern as was the potential for anti-social behaviour. One consultee suggested that the car sales site on the opposite side of Toothill Lane could be incorporated to improve the appearance of the street scene and increase activity in the area. There was support for the incorporation of SuDS, although stormwater storage was also suggested. The Growing Bolder group suggested rock homes to fit in with the site's heritage.

14-16 Church Street:

- 6.9 The proposals for 14-16 Church Street received a mix of positive and neutral responses. One negative comment stated that it was a waste of money. Other suggestions for the site included use as a technological innovation centre with a new library, mining museum and leisure uses. One respondent stated that there are numerous under-utilised assets surrounding this property which have failed to be recognised by the masterplan. STW added that rainwater harvesting and water efficient design should be considered as part of any redevelopment. The Growing Bolder group questioned whether elderly people would want to live in the town centre.

Town Mill:

- 6.10 There was support for bringing the Town Mill back into use as leisure venue. Suggestions included a live music venue/pub (its former use); hotel/wedding venue; entertainment/conferencing suite; restaurant; pub/restaurant; housing; family play area; visitor centre, or use as incubator units for new businesses. It

was also considered that more needed to be made of the outdoor space and creating a riverside walk / space would help the site become a destination.

Railway viaduct:

- 6.11 Comments on the proposals to use the space under the railway viaduct arches (on White Hart Street) were mixed. Some positive responses included suggestions for: retro-style businesses with floral or green frontages, cafes, art galleries, and a makers market. High quality lighting and flower displays were suggested as environmental enhancements. Other comments indicated that new retail units could detract from the architecture of the arches and that cleaning and better lighting with green spaces underneath would be more appropriate. Another consultee added that they would support a climbing wall, but that this would be impractical without a free car park close by. Concerns over adding more retail space were raised (particularly as older buildings are in decline), as well as whether noise from the railway, and problems with pigeons in this area have been considered.

Beales:

- 6.12 The majority of respondents were supportive of the proposals for the Beales unit on Queen Street, particularly the plan to use the building for council and other public services within a community hub. There was also a clear message that the façade of the building should be retained. Some of the consultees also referred to the need for the bridge across Stockwell Gate to be removed. Other suggested uses that could co-locate within the building were: the MP's office; student accommodation / residential; retail; maker space; conferencing (using the existing Queensway Suite); an indoor market; a space for nightclub events for people with disabilities, and; a centre for culture and arts. There was also a suggestion to add planting to the exterior walls to help improve its appearance, and a need for parking facilities nearby. Other representations pointed out that there is already a purpose built council building on Chesterfield Road. Notably there was little support for a community hub from the Mansfield Business Improvement District (BID). There was also a suggestion that the building should be considered for local listing and that the northern wing of Beales (part of the Four Seasons Shopping Centre) could be redeveloped in isolation. STW commented that rain harvesting for non-potable water needs should be considered, and that any new development should be designed to be water efficient.
- 6.13 When asked about this site, students were in support of using the site for a mix of leisure, recreation, offices and residential uses. They were particularly keen to see the incorporation of a cinema into this building as they find the out-of-town cinema at Mansfield Leisure Park difficult and unsafe to walk to. They also suggested that part of the building could include a student hub area

for them to meet, do homework and use the internet. They also supported residential use of part of this building / site. As a group the majority (43%) thought that the historic part of the building should be retained and the rest partly demolished to allow some flexibility on site, however students from VWNC questioned the need for demolition, asking if reuse would be more sustainable.

Belvedere Street:

- 6.14 Respondents were both positive or neutral about redevelopment in relation to the Belvedere Street site. Notably however, the owners of the site were not convinced that the redevelopment proposed by the masterplan would be viable. Some concern was raised over the loss of car parking spaces if the local plan allocation goes ahead, especially as Toothill Lane car park was initially included in the masterplan as a development site. The same consultee stated that the position of the site makes it ideal for a main vehicle parking / taxi rank / short-run bus area, but there needs to be recognition that vehicles are increasing in size and wider spaces are needed. This was echoed by the Growing Bolder group who thought that it would be ideal for a coach park to allow private coach trips to come to Mansfield (although they were also concerned that it is quite a walk from the Market Place). An alternative use was put forward by one consultee who suggested that the area should be used as a grassed play area with new tree planting and street food facilities. They also suggested that local artists could decorate the walls. Again, STW commented that rain harvesting for non-potable water needs should be considered, and that any new development should be designed to be water efficient.

Mansfield station site:

- 6.15 Comments received in relation to the station site suggested that the site could be used for low cost dwellings due to the close links for commuters. Others suggested a visitor attraction or restaurant. One consultee wasn't convinced that there would be enough demand for new shops in this location, and another stated that the station needs to become part of the town centre with better signage. Overall, most comments were positive about redevelopment of the area due to it needing to be enhanced. Improved lighting and a better image were suggested to make the area more welcoming and attractive. It was considered to be a good location for a changing places toilet, and STW suggested that the site would make a good start for the re-greening of Mansfield. This could include SuDS that provide biodiversity, surface water management and informal play which could be used by families when using the station.

Rosemary Centre:

- 6.16 Comments on the Rosemary Centre site included support for the retention of the distinctive warehouse building with the saw-tooth roof, although some also suggested its demolition. Residential use with offices and shops were suggested as well as the need for good parking (both multi-storey and open) and green areas. Opinions on having food retail on the site were mixed, with concerns raised about the introduction of additional traffic into the town centre. It was stressed that the site should be treated as a town centre site and not a retail park. Another suggestion was to cover the entrance to the Rosemary Centre and create a walkway to the Stockwell Gateway development that is similar to the Winter Gardens in Sheffield. The Growing Bolder group emphasised the need for good access into the town centre and the bus station for those without cars. STW commented that rain harvesting for non-potable water needs should be considered, and that any new development should be designed to be water efficient. The site owners did not support the masterplan proposals, commenting that they could actually result in a disincentive to investment. They would like to see the site removed from the masterplan (in the same way that the Stockwell Gateway site does not feature) and limited weight given to it in the determination of planning applications.

Four Seasons Shopping Centre and Walkden Street multi-storey car park:

- 6.17 There were many comments in relation to the proposals for the Four Seasons Shopping Centre and Walkden Street multi-storey car park. The general consensus was that improvements are needed. The majority of respondents would prefer the retention of shopping in some form. Some suggestions included: free car parking; better mix of uses such as community uses and pop up shops; improvement / cleaning of the outside of the building; and complete refurbishment. Students were concerned that there wouldn't be 'much else to do in town' if the Four Seasons wasn't there, but the majority (53% of those who answered) supported a gradual change to the centre. Comments included the need to improve entertainment facilities to help replace the Four Seasons and that unused areas could be replaced with more indoor places for people to meet. The Four Seasons evidently provides young people with a relatively safe and clean indoor space to meet up and many respondents shop at Primark – which seems to be one of the few reasons they still go into town. Work undertaken with students concluded that it will be important to go back to them when firmer proposals are available to ensure they are involved in how the town, and particularly the Four Seasons Shopping Centre, will be transformed.
- 6.18 Some suggestions made in relation to what could replace the Four Seasons Shopping Centre or how it could be redeveloped were: canopied streets and a

small square; better integration with the market; a changing places toilet; short term parking along one of the streets; design that is in keeping with the town's historic assets; new streets that should be landscaped and attractive; provision of blue / green corridors that allow sustainable discharge of surface water, and; consolidation rather than complete redevelopment.

- 6.19 Comments were also made by retailers about the potential loss of large units. They raised concerns that this would force retailers out of town and kill off the town centre. They considered that a mix of small and large units helps retain a buoyant retail economy. Others consultees highlighted that the library would need a new location if the Four Seasons Shopping Centre were to be demolished, and that the Old Meeting House is currently 'lost' between the two buildings. STW commented that due to the number of uses involved, rain harvesting for non-potable water needs would be beneficial to minimise the demand for potable water, and that any new development should be designed to be water efficient.
- 6.20 The long leasehold owners of the Four Seasons Shopping Centre support a diversification of the centre but state that a critical mass of retail should be maintained. They state that redevelopment needs to be phased in order for tenants to be retained and relocated, and that there is a need for a servicing car park. They also consider that the mass of the redevelopment would need to be increased to ensure viability, and point out that Primark own the freehold of their unit.
- 6.21 In relation to Walkden Street multi-storey car park, comments included that this facility is needed, and well located. Others stated that there is potential for an attractive redevelopment that brings life back to Walkden Street and Quaker Way, and that it could be put to residential use.

Vision statement:

- 6.22 The majority of respondents were in support of the masterplan's vision for Mansfield town centre. Those who didn't agree with it stated the following reasons: no mention of the arts; there is nothing to back it up; concerns over viability; needs to be more ambitious particularly in relation to the ring road; flood resilience should be added; and does not include taxis.

Unique selling points:

- 6.23 Again, the majority of respondents agreed with the USPs put forward in the draft masterplan. Other suggestions included: embracing technology and building for tomorrow; and that emphasis should be on listed buildings and preservation of historic features. Feedback from students indicated that there needs to be more reason to go to the town centre as developments such as

The Cornerhouse in Nottingham have a cinema, restaurants, a casino, an arcade etc. Students also suggested the provision of a social hub and place to do homework. Younger primary school children would like to see more sports, hobbies and activities.

Principles:

- 6.24 Most consultees supported the masterplan principles. Comments included: support for the focus on education; a need for a strategy to aid economic recovery and Mansfield becoming a destination; a need for people to know there is more to do than just shop, and; the importance of maintenance. Those who were not in agreement stated that the masterplan does not address anti-social behaviour; and that they could apply to any town. Students were supportive of the greening of the town centre with small parks and outdoor gathering areas to make visits more pleasant and bright.

Additional topics / principles:

- 6.25 Consultees suggested the following additional topics and principles:

- safety;
- cleanliness / tidiness;
- electric car charging;
- accessibility for people with mobility issues;
- more emphasis / thought on encouraging people into Mansfield (particularly if using the train as times are not very good);
- reintroduction of vehicles (electric) to the market place;
- inclusion of a reference to the Future Tech Skills and Knowledge Exchange Centre which will be located just outside of the town centre boundary;
- re-use of vacant buildings;
- improved settings to listed buildings;
- reference to family and supported living within the town centre, and recognition that family housing would require some car parking;
- more conferencing / leisure / entertainment facilities;
- a strategy for the reduction of takeaways;
- a strategy for the displacement of homeless people once the masterplan starts to be delivered;
- more emphasis on the River Maun; and
- connection of Clumber Street and West Gate.

- 6.26 Related to this, students were asked what was missing from the town centre. The most popular responses were places to meet friends and places to eat out. They also suggested moving one of the crowded West Notts College sites

to the town centre which would support local businesses and shops. Another suggestion was for more micropubs and places to meet that have outdoor seating / lounge areas. They would also like to see a building that tells the story of Robin Hood as there is nowhere in Nottinghamshire that tell this for tourists after Sherwood Forest and Nottingham Castle removed their displays.

Masterplan framework:

- 6.27 Consultees were generally supportive. They thought it was a sensible, high level, approach. STW considered that SuDS could be better promoted in planting and in informal play spaces, and the freeholders of the Four Seasons stated that density should be increased for improved viability and more effective use of land in an accessible location. Other consultees thought the framework needed more detail as it is not clear what will be delivered.

Movement framework:

- 6.28 Comments identified that there needs to be an obvious need to come off the ring road; there needs to be reference to the Mansfield Hackney service and that there are various issues around micro-mobility and e-scooters. STW recommended the use of underground storage of surface water which can be used for street sweepers etc, and that greening and tree planting is also promoted for secondary routes to assist the development of blue/green networks. Participants at the cultural services workshop highlighted that parking needs to be safe and accessible, and that any pedestrianisation of Leeming Street would be likely to create an access problem for the theatre and the museum. If buses can't stop outside, people, particularly those with disabilities, may struggle to access the facilities due to the incline of Leeming Street.
- 6.29 Related to this, students were asked if they agreed with ideas to make walking and cycling into the town centre easier. The majority agreed and it prompted a wider discussion regarding public transport, e-scooters and cars. Some liked the idea of e-scooters whilst others didn't due to negative connotations throughout the county. Students who use buses had issues with reliability. Student parking is required at the VWNC Chesterfield Road site as students have to move their cars every 2-3 hours to avoid getting a ticket. Trams were also suggested.

Delivery Strategy:

- 6.30 There was general support for this although one consultee thought it would be too slow, particularly in relation to the Four Seasons Shopping Centre. Another said that current uncertainties such as online / out of town shopping and Covid-19 makes it difficult to form an opinion.

Action Plans:

- 6.31 Some consultees thought the action plans were too ambitious, vague and that the masterplan will not happen. Another stated that local firms are needed to deliver value for money and good control of budgets.

Any other comments:

- 6.32 This question got the highest response and included comments related to:

- access and parking;
- improved green spaces / natural green space / access to nature;
- reuse of empty buildings / alley ways;
- improved public transport;
- the town centre offer including an indoor market and leisure uses;
- improvements to the museum and theatre;
- consideration of the current negative image of the town centre;
- consideration of children's needs;
- inclusion of creative modern arts features;
- impact of uncertainty caused by such a broad plan;
- impact on heritage;
- designing out crime;
- water management;
- review of taxi rank locations / facilities requested;
- additional development site suggestions;
- detail around what the skills and employment spaces are to be used for and by whom;
- deliverability / viability; and
- better advertisement of events.

- 6.33 Students were asked if there was anything else they wanted to tell us. They indicated a desire for:

- a better variety of shops and more appealing food;
- indoor golf to bring in a range of age groups;
- offices that could offer work experience to school pupils;
- more places that are suitable for younger children;
- openness so everywhere is accessible; and
- a modern feel.

Next steps

6.34 All comments were forwarded to the consultants who prepared the draft masterplan and these, alongside other discussions have informed an updated final version. The following changes to the masterplan were proposed as a result of the consultation:

- add detail regarding water mills to the introduction;
- consider redevelopment of Bon Marche (West Gate);
- remove reference to NTU as stakeholders on the Clumber House redevelopment (on page 63);
- review the boundary of the White Hart Street site;
- consider retention of Toothill Lane car park for that purpose in the longer term until alternative uses are supported by evidence of reduced parking demand and modal shift;
- consider redevelopment of the northern wing of Beales in isolation of the Four Seasons;
- correct the plan for the Belvedere Street site;
- consider the re-greening of the station site;
- consider how to better incorporate music and arts and culture, as a cultural quarter (also considered in the emerging 'Design Code' for the town centre);
- add bullet point to the vision to highlight flood resilience;
- include greater reference to the objectives of the Severn Trent Green Recovery project within the masterplan including the public realm section of the masterplan framework;
- review references to electric car charging points;
- consider inclusion of Handley Arcade;
- refer to the Future Tech Skills and Knowledge Exchange Centre;
- add a section to the masterplan around accessibility for people with disabilities / additional needs;
- obtain advice on the buildings that need to be retained within the White Hart area due to their positive contribution to the conservation area;
- add SuDS, permeable paving and stormwater storage to the Valuing Mansfield's public spaces element and other sections of the framework;
- consider addition of rainwater harvesting in car parks / large developments;
- promote greening and tree planting to help with development of green-blue networks and add this to the public realm element of the masterplan framework;
- add reference to using old alley ways;

- make reference to 'Water Meadows' and to the Sport England documents in the strategic policy objectives section;
- include reference to biodiversity net gain (giving examples of how this can be achieved), green roofs, rain water harvesting and add enhancements in for Mansfield Connect;
- consider gap sites / redevelopment opportunities throughout the town centre:
- include window dressing; and
- ensure access to the Old Meeting House is maintained.

6.35 Mansfield District Council will also seeks to:

- ensure that a review of the location of the taxi ranks will be included in the Car Parking and Access Strategy; and
- ensure statutory consultee comments are requested on any future planning applications that are within the Statutory Aerodrome Birdstrike Safeguarding Zone.

6.36 The document is due to be adopted in June 2023. Following this, the document will be used to inform planning decisions in Mansfield town centre and to help secure future bid funding for projects.

Appendix 1

- Summary of pre-consultation engagement with Mansfield Place Board

Mansfield Town Centre Masterplan Consultation

Overall summary of responses

Six responses were received in total, including four emails and two questionnaire responses.

The email responses received were from the Mayor, two representatives from Nottingham County Council, and a representative from Mansfield BID Company.

The questionnaire responses were from a member of the community and a representative from Four Seasons Shopping Centre.

In general, comments were positive, the key points raised by each person have been summarised here, with a more general overview provided on the following pages:

EMAILS:

Mayor Andy Abrahams - would like the inclusion of a new plan which addresses 'Connectivity and Transportation key sites' which addresses the junctions which are the main interfaces between traffic and pedestrians. He would like to discuss this with Urban Flow and here a response from Allies and Morrison. Desire to target PM's £5billion funding for sustainable transport infrastructure.

[REDACTED] (NCC) - notes disappointment at recently permitted scheme on old bus station site, particularly with regard to walkways and cycle paths. Encourages public consultation to understand what would make people use the town centre.

[REDACTED] (NCC) - Highlights need for approval from NCC on any changes to Highways - need to assess impact on other road users, wider network, traffic, pollution etc also undertake consultation. Highlights opportunities for Greening Mansfield and potential to speak with those involved in existing initiatives in parks. Highlights improvements CC has made to Mansfield bus service, including bus interchange - requests this and access to public transport is central to vision. Highlights flooding issues in Stockwell Gate and Market Place - opportunity for tree pits, increased soakaways and raingardens/planters. Concern about access issues to Toothill Car Park as a park - stairs, narrow, lack of natural surveillance. Routes around Market are public highway - need to take this into account. Welcomes discussions about potential extent of cycling in town centre.

[REDACTED] (Mansfield BID Company LTD)
Generally seems unsatisfied with document - requests further details about certain aspects and inclusion of other analysis information. Not enough information about delivery - how will things happen? Unhappy with graphics - fewer words and improved layouts for ease of viewing. Wants better branding for Mansfield - wants strapline. Requests simple language not 'boardroom speak'. Suggests there is 'no earmarked page to highlight the overall vision in a positive view' - gives examples from Walsall Masterplan. Highlights need for a vision and USP - feeling that it doesn't embrace past enough in its future. Includes other suggestions also.

QUESTIONNAIRES:

[REDACTED] (member of public) - generally supportive with some suggestions, including looking at White Hart Area. Highlights need for a long, medium and short term plan. Believes we need some short term projects now to gain credibility.

[REDACTED] (Four Seasons) - generally supportive with some suggestions made. Key comments relate to Four Seasons - should be identified as a key site. Believes that council should consider impact of the current lease, "which is preventing any further investment in the centre and making the business not viable in the current climate. Its crunch time for MDC to take a new approach to their interest and support of the scheme. There is still a need for retail space (as identified in the plan) but investment and a fresh strategy is required with MDC working more as a joint partner than a landlord." Also suggests that Debenhams should be a key site - could potentially be a site for the cinema/leisure highlighted in the plan.

So what? Next steps and things to consider...



TRANSPORT AND MOVEMENT

- **Role of the CC** and need for ongoing partnership to realise the highway / PT changes
- **Junctions** - Incorporate St John's Street / Westgate junction in proposals for crossings/junction improvements
- **Provide response to/have conversation with Mayor** regarding his suggestions
- **Phasing of transport and movement changes** - particularly relevant to the highway network. We will need to explain what is meant by the reallocation of road space
- **Undertake a specific review of some areas** of the town centre in terms of connectivity, namely:
 1. Rosemary Street Centre / Walkden Street
 2. BHS / Clumber Street
 3. White Hart Street
 4. Opening up of some areas to (managed / sustainable) movement
- **Station Masterplan** - Further emphasis on the role of the station / HS2 / bus station and integration within the town centre
- **Bus station / future network and services** - building a 21st century + bus system
- **Technology** - including electric vehicles, multi-modal hubs, parking systems, apps, on-demand services etc.
- **Cycling** - hire, lanes / infrastructure, parking/facilities as part of new developments
- **E-scooters**
- **Taxis** and their future role
- **Development sites and approvals** with regards to connectivity - ensuring that pedestrian / cyclist connectivity is not compromised



LAND USES

- **Role of parking** in the future
- **Funding** - number of potential funding pots that Mansfield could utilise; namely levelling-up (priority one town), DfT Bus Back Better funding and cycling funding
- **Consultation** on any proposed changes needed
- **Mansfield Health Partnership** include reference in plan
- **Retail** - how can Masterplan support and attract national chains (including click and collect provision). More artisan trade.
- **Venues** and spaces for exhibitions
- **Four Seasons** - should be considered as key site / council to reconsider lease / should be supported as key retail hub
- **Debenhams** - should be considered as key site (possible cinema)
- **Housing** - needs to be high quality, potential above shops
- **White Hart Area** - consider student accommodation
- **Arches** - avoid retail - creative uses instead
- **Market Place** - greening provides opportunities for catering, leisure and cultural usages
- **Former BHS building** - keep building and use to rent/ sell spaces to businesses/start-ups



CHARACTER AND DESIGN

- **White Lion Yard** should be considered as site - part of town heritage of town
- **White Hart Area** - create links with Market Place
- **Attractive historic buildings** - consider lighting strategy to emphasise, funding for landlords to make improvements
- **Former BHS building** - crime implication of creating walkway, - consider quality and management
- **Toothill Park** - consider potential for anti-social behaviour



PUBLIC REALM AND GREENING

- **Maintenance plan and adequate funding** necessary to support proposals
- **Consider access implications** for greening proposals (Market Place and Toothill Lane Car Park)
- **Consider opportunities relating to existing green/ blue infrastructure** Field Mill Pond, Titchfield Park, and Bath Lane, and around the river corridor (SUDS)
- **Consider SUDS** where areas are prone to flooding and surface water
- **Queen Street** - consider turning into a garden seating area



DELIVERY

- **Further detail about strategy for delivery** over next 15 years / short, medium an long term projects
- **Further detail about the 'how'** to back up statements
- **Further detail about how success will be measured** in relation to the vision and objectives



DOCUMENT FORMAT, STRUCTURE AND CONTENT

- **review language and graphics** for clarity
- **draft a strong and clear vision** statement
- **make clear what is Mansfield's USP**
- **emphasise synergy with past**
- **highlight geographic context** of Mansfield
- include more information about **Mansfield now**
- **acknowledge past poor planning**



OTHER / GENERAL

- **Consider partnership opportunity with Lincolnshire** (market gardening) and promote buying/selling produce
- **Identify ways to attract commuters** living in and around Mansfield

More detailed summary of key points in responses

4 x email responses

Mayor Andy Abrahams

Would like the inclusion of a new plan called 'Connectivity and Transportation key sites' which addresses the junctions which are the main interfaces between traffic and pedestrians, which he lists.

These transport proposals need to be included in consultation as potentially controversial/require long lead-in time and are expensive.

Suggests we include reference to the work that has been undertaken between NCC and MDC on the wider provision of cycleways.

Suggests that masterplan needs to target Prime Ministers £5 billion curb protected-cycle way funding.

Suggests the inclusion of proposals which involve radical re-think of public/community public transport - also forms part of the PM's £5 billion fund

Suggests Mansfield Health Partnership should be referenced somewhere in the masterplan.

He has requested specific feedback from Urban Flow on his suggestions and would like to get a response from masterplan consultant (us).

PA to Executive Councillors at Nottingham County Council

Vision - welcomed by NCC - support the LPA's town centre regeneration agenda.

Supports improved footpaths & cycleways - also advocated by the CC

Suggests pedestrian/Cyclist audits should be carried out and Mansfield Transport Study updated to identify and safeguard any land required for improvements.

Notes that CC have practical mechanisms to address severance issues (Section 106)

Proposes increased corroborative working between the Council and District Council to ensure the vision is delivered.

Streets and Movement - Notes the old bus station re-development provides very little in terms of offsite improved pedestrian movement corridors because of viability claims - would have been an ideal opportunity to build new frontages, improve the walking/cycling corridor and links to neighbourhoods but instead what has occurred is a reduction in the quality of the existing pedestrian environment.

Notes that the pedestrian barriers depicted in the photo on page 4 are to stop vulnerable users/pedestrian falling off the significantly high access ramp, which is required to reduce the gradient on Stockwell Gate in recognition of the needs of mobility impaired pedestrians.

A Place to Live and Play - CC agree new residential development should incorporate cycle parking facilities, through the formulation of improved design codes and SPD's.

Greening Mansfield - CC supports this and notes that a robust cyclic maintenance plan and adequate funding is essential to support this.

Notes concern about increased popularity of developing vacant sites with drive through convenience facilities. Doesn't encourage footfall - more passer-by/diverted vehicles, who use facility and drive onto out of town retail park/home.

Moving main Council/Public Services to town centre location appears to be a good idea - could result in increased TC footfall and support F&B outlets and independent businesses.

Improved pedestrian and cycle connectivity across the ring road is required to better access the town centre. CC regrets that footway/cycleway improvements have been overlooked as part of decision on application for old bus station.

Comments on Key Sites / Initial Ideas

3. Rosemary Street Centre - Pedestrian and cyclist facilities need to be properly considered as connectivity at present is directly into the Four Seasons Centre.
4. BHS and Clumber St - The CC consider there could be potential for improvements to create laneway for a range of uses - needs to be carefully considered for service vehicles etc.
8. White Hart St - Suitable pedestrian routes need to be considered, e.g. widening of strategic links/footways in the area.

Conclusion - Need close involvement of the end user and the public. Before Masterplan is finalised - need to find out what will attract them to use the Town Centre more.

Book 'Mansfield One Hundred Years Ago' by A.S.Buxton 1923 considers Mansfield's history and how it has evolved since the passing of the Mansfield Improvement Act in 1823 - maybe has some useful background information for planners.

██████████ Team Manager, Planning
Policy at Nottingham County Council

Wants to continue to work with Mansfield and its partners via the Town Board to support the Town Investment Plan submission under the Town Deal and any future opportunities that may be announced.

Streets and movement - all proposals affecting public highway require the approval of local County Councillors and appropriate CC Committee. Proposals to improve walking and cycling access will be supported where they deliver and do not adversely impact on CC strategic objectives.

Further development of the Masterplan proposals for streets and movement should ensure that proposals are considered/assessed against these impacts in order for the CC to determine it can support them.

Future documentation could include "All potential highway improvements referenced in the masterplan document are still subject to strategic and detailed assessment, and discussions with and approval by the CC" - same point is made for future local cycling and walking proposals. Highway Authority would welcome further discussion with the consultant team.

Greening Mansfield - Opportunity to work with the Environment Agency at the Field Mill Pond. Potential opportunities to work in Titchfield Park where the River Maun is canalised and limited connection with the public realm space. Opportunities along the corridor on Bath Lane for tree planting along the river corridor to reduce the flood risk in the Town Centre. The proposal for "pocket green spaces" within the central streets - access would still need to be retained for loading and emergency vehicles.

Uniting the town centre with its neighbourhoods
The CC supports proposals/review of existing network but need to consider impact on other road users - potential impacts for journey times, congestion and air quality. An assessment on all road users will be required. Proposals would need to be subject to community/resident consultation.

Providing a welcome worthy of Mansfield
There is nothing unacceptable in principle, but in practice it is difficult to understand what exactly the aspirations/proposals might be. Further information would be welcome.

The proposal to consolidate Mansfield's car parking offer - potential benefits and potential disbenefits including increased congestion at busy times, (both locally and more widely on approach routes) and a greater risk of disruption in the event of localised issues (flooding, accidents etc).

The impacts of any changes around the ring-road on the wider highway network will need careful consideration. Changes to capacity on the ring road likely to need mitigation measures to prevent serious delays being induced across the network. Suggested changes will require careful evaluation of likely wider re-distributional impacts across network.

Comments on Key Sites / Initial Ideas
Site 1 Belvedere Street / Bus Interchange
The CC request that the bus station interchange and access to public transport are central to the Masterplan vision.

Site 2 Stockwell Gate
significant surface water flooding issues - would be helpful to consider tree pits, increased soakaways and raingardens/ planters were considered.

Site 6 Converting Tothill Lane car park into a public open space - This site has significant access difficulties. Route via steps and is narrow and does not benefit from natural surveillance.

Site 9 "Greening" the Market Place:
The routes around the Market Place are public highway so the design and layout of any proposals will need to take this into account. The CC would welcome discussion around the extent to which cycling should be allowed to penetrate the town centre, not just in the Market Place, but on pedestrianised routes in general.

██████████
Mansfield BID Company LTD

Document lacks ownership and pride of place.

Poorly presented in format and media - less text in certain slides and suitable quality graphics/pictures to capture interest and buy-in.

What is the VISION towards Mansfield's Future USP?? Feel this document doesn't identify this.

Demonstrate synergy between what's in our past which we can be proud of and see it enhancing our future.

Geographically Mansfield is close to Lincolnshire where there is opportunity to partnership (market gardening) and promote buying/selling produce - this in turn promotes jobs, health and welfare etc.

Front page needs to endorse key focal points that Second page should be a 3D view of the town not aerial

Doesn't state what the roll-out maybe and in what way this potentially will be achieved?

No identification of the location of Mansfield to other key areas/roads/cities.

No earmarked page to highlight the overall vision in a positive view. Walsall Masterplan example given - recommend a similar insert to be included before 'The Vision' page 6

Language throughout doesn't promote or aspire - add key sharp enhancements to promote its vision/purpose!

Insert a page 'the here and now' or similar before page

3. - allows the reader to understand the outline of the current picture and advice considered for their consultation.

Page 3, 4, 5 wording needs to be broken up with photos

Page 5 needs photos to put the text into context. It does not mention Mansfield as the largest town centre in Nottinghamshire.

Photos on each page need to be colour coded to each number it represents for ease of identification.

The vision and 8 themes of development - positive - no mention on how this is going to be measured.

Connected Network of Destination? Promoting healthy living? How is it going to achieve this – could make a bold visionary statement

Page 11 keys sites – the map needs key focal points to be inserted for ease of identity

Page 11 key sites could this be colour coded for ease of the readers and more visual.

Slide 11/12 – duplication. Only have one.

Other observations

Quotes the need to be able to reposition its offer and respond to changing needs etc - What is the plans to deliver this?

Messaging needs to be plain English not boardroom speak!

Like the vision towards increasing open space - see this dove tailing with student relationships and Nottingham West College etc.

The vision – is this people speak! Are these headings identifiable??

No reference to support national chains that work on a multichannel sales environment. A consideration on how the Masterplan will support existing national chains and attract new ones who are expanding. Should encompass click and collect provision earmarked within business models at present which supports and retains bricks and mortar sites.

Car parking provision – mention electric parking / low carbon emission sites within the town centre to link with greening the High Street. Incentivise out of town car parking that is not profitable as free or low cost parking with clear walking routes into the town highlighting and supporting healthy lifestyles.

The slides are too cluttered! Poor quality pictures! Mansfield granted Market Charter in the 13th century - What impact does this have for the future of the town in terms of a masterplan?

Critical to acknowledge past poor planning in the towns infrastructure - has very poor and unsightly modern buildings which have added to making it look unattractive.

Future proposal must have innovative planning build trends – no identity, branding essential for future public and private investment within the town.

Taken note of any famous people/events/organisation – military ties etc from Mansfield and how have we considered promoting our heritage in inspiring our local young generation.

No ending slide which could have a strapline key message, promoting the Mansfield Masterplan etc.

2 x questionnaire responses

[redacted]
Need more space for venues.

Need to offer other facilities for exhibitions etc

Another food outlet (only M&S just now)

[Linkages and Connections] Signage is the key

[Parking] Not always in right places. Still awaiting allocated site for Taxis,

[Public transport] Needs improved - better routes

[Market Place] Would like to see it look at the seasons - Spring Summer Autumn Winter}. Planters. Part of a garden square.

[White Hart Area] - Isolated - would like to better linkages with access to Market Place.

[Former BHS building] Don't need another linkage to Clumber St. Could it be a concessionary store where businesses buy space? There is a lot of new small businesses starting up.

[Former Beales building] Council shouldn't all move there.

[Role of Four Seasons in the future] Four Seasons is the kingpin of the town re retail. Need to support them. Don't want a black hole.

[Sites missed] White Lion Yard - part of town heritage of town. More artisan trade.

[Network of green spaces] Need more detail. Would like to see car park on Queen St. turned into a garden seating area.

[Toothill Lane Car Park as a town centre park] Too far from town centre, would attract anti social behaviour.

[Better use of the arches underneath the viaduct] Agree with proposals, including link into Market Place

[enhance heritage across the town centre] Yes - Need more funding to get landlords to invest.

[other types of residential accommodation] Space above shops

[public safety and perceptions] Yes - only if planned and maintenance in place to protect.

[other comments] We need a long, medium and short term plan. Some of the above could start now. We must stop looking at long term, we need some short term projects now to gain credibility.

Four Seasons Shopping Centre

Agrees with key vision areas - Believes mixed used sites required to deliver this.

[Linkages and Connections] Doesn't really address what can be done to improve some of the barriers - ring road.

[Market place] Consider this as a green space with cafe culture and dining mix. People will dwell - encourage demand for catering and leisure and cultural usages.

[Car parking] Plentiful, but of a poor standard. Suggests easier payment, wider bays, electric charging.

[Public transport] Good - but gateways and welcome/ approaches need improvement

[White Hart Area] High quality housing is essential to encourage town centre living. Student accommodation in this area?

[former BHS building] Consider crime implication of creating walkway - have issues with current walkways. Need to be high quality and managed adequately.

[former Beales building] Great idea to move council here. Bridges over Stockwell and general area need improved.

[Four Seasons future role] Should be identified as a key site. Requirement for the council to consider the impact of the current lease, which is preventing any further investment in the centre and making the business not viable in the current climate. Its a crunch time for MDC to take a new approach to their interest and support of the scheme. There is still a need for retail space (as identified in the plan) but investment and a

fresh strategy is required with MDC working more as a joint partner than a Landlord.

Debenhams should be key site - potentially be a site for the cinema/leisure highlighted in the plan.

[Network of green spaces] Like but can't be used as a 'sticking plaster' to cover up unattractive areas - long term maintenance is essential.

[Toothill Lane Car Park as a town centre park] Would this be required if the market place is to be green space? Long term maintenance essential to avoid a future no go zone.

[better use of the arches] Yes, but need to be aware of contraction of retail - niche creative offer?

[other opportunities to enhance heritage] Beautiful buildings could be enhanced through lighting up etc

[town centre living - senior living and student options] Yes - Improved footfall to town, will encourage night time economy uses etc. Location is key - will act as a magnet to dining etc. Identify ways to attract commuters living in and around Mansfield in the new executive housing estates - what do they want to see in our town? What would make them visit Mansfield rather than Nottingham?

[other types of residential accommodation] Better quality - not low quality bedsits (attract anti-social behaviour - make town a no go zone in the evening)

[university town] Hinges on university provision - student community will attract tenants and investment but need to attract the students first. Is current uni course provision enough to justify the importance placed on this strategy?

[art, culture and leisure - provision for all groups?] It is a little vague around the strategy, other than we want to have it.

[SMART technologies] Fine, but basics a should be priority. This is the icing on the cake.

Mayor Andy Abrahams

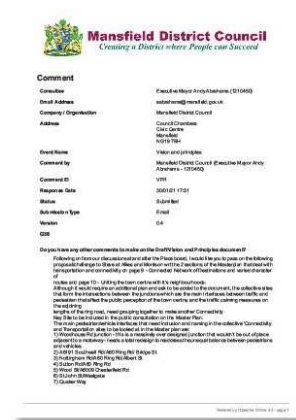
Make a new plan called 'Connectivity and Transportation key sites' which looks at the sites that form the intersections between the junctions which are the main interfaces between traffic and pedestrian that affect the public perception of the town centre, and the traffic calming measures on the adjoining lengths of the ring road. These include:

- Transport proposals need to be included in consultation** because any changes to traffic layout and priority for pedestrians are usually controversial and schemes have long lead in times, are expensive and potentially require different funding streams.

Need to target schemes at the Prime Ministers £5 billion curb protected- cycle way funding.

Most of the issues I have mentioned are consistent with the additional information we provided to MHCLG to justify our ask under Cycling and walking in the Transport and Connectivity work package for the Towns Fund Submission.

I would be **interested to get specific feedback from Urban Flow** who are Allies and Morrison's Transport advisers. I **would like you to get a response to these suggestions from our Master Plan consultant please.**



Questionnaire responses:

[Other topics need addressing] **Need more space for venues.** There is only the civic centre for functions which is not always big enough. The local business group Mansfield 2020 has to use the Portland College for breakfast meetings etc. **Need to offer other facilities for exhibitions etc** in our patch. **Another food outlet** only got M&S at present.

[Linkages and Connections] **Signage is the key**, when bus station built, signage taken down on ring road, when replaced, Four Seasons Shopping Centre missed.

There is enough car parking provision - Yes
There is the correct type of car parking provision - No
There is enough disabled parking - No
Car parks are in the right location - No

[Parking] **Not always in right places. Still awaiting allocated site for Taxis**, only been ongoing for over 5yrs. Blue badge holders park in their spaces

Do you feel that **public transport provision is: Needs to be improved**

[Public transport] **Better routes**

[Market Place] **Would like to see the Market Place look at the seasons** - Spring Summer Autumn Winter. **Planters** could show this and look very attractive. **Part of a garden square.**

[White Hart Area] - Would still like to see **better linkages with access to Market Place.** Very isolated.

[Former BHS building] **Do not think we need another linkage to Clumber St.** Could it **open as a concessionary store** where businesses buy space. There is **a lot of new**

small businesses starting up

[Former Beales building] **Do not think that all the Council should move there.**

[Role of Four Seasons in the future] At present I feel the **Four Seasons is the kingpin of the town re retail. We need to support them.** We do not want a black hole

[Sites missed] **White Lion Yard** - Part of heritage of town. Would like to see **more artisan trades** in area. Derby City has now allocated area for this type of trade.

[Network of green spaces] Need more detail. **Would like to see car park on Queen St. turned into a garden seating area.**

[Toothill Lane Car Park as a town centre park] Would not consider, **too far from town centre. I would attract anti social behaviour.**

[Better use of the arches underneath the viaduct] Agree with proposals, including **link into Market Place**

[enhance heritage across the town centre] Yes - **Need more funding to get landlords to invest.**

[Town centre living - senior living and student] Yes - Plenty of unused space

[other types of residential accommodation] **Space above shops**

[public safety and perceptions] Yes - proposals will improve. But only **if planned and maintenance in place to protect.**

[University town] Possibly but why a University town?
[art, culture and leisure - provision for all groups?] No

[other comments] **We need a long, medium and short term plan.** Some of the above could start now. We must stop looking at long term, we **need some short term projects now to gain credibility.**

Four Seasons Shopping Centre

Questionnaire responses:

Agrees with key vision areas - Believe this mix is required.
Consider mixed used sites to deliver this, rather than one use per building.

Masterplan doesn't really address what can be done improve some of the barriers - ring road.

Market place - consider this as a green space with cafe culture and dining mix. Report identifies retail space constricting, so there needs to be a plan of what we want where - **do we want a shopping area and then a green space, or mixed uses.**

Disappointed that Four Seasons Shopping Centre/ Debenhams isn't identified as key site, irrelevant of the ownership structure it is a key site in the town, both physically and from a future regeneration point of view.

[right linkages and connections?] No - I think the report tells us what needs to be considered but is **less detailed in this area regarding any suggestions** for achieving

Car parking currently is plentiful, but of a poor standard. Parking is an important part of the customer journey and currently does not meet expectations. Dark, scruffy, not clean enough. **Easier payment, wider bays, electric charging.**

Public transport is good - but the gateways and welcome/approaches to the town need to be improved, from infrastructure, to cosmetic appearance and maintenance. **First impressions are very important** and our town needs to improve.

Like the idea of a green space [Market Place] that is welcoming for people to dwell and visit - this will encourage its own demand for catering and leisure and cultural usages. [White Hart Area] **High quality housing in the town is essential** if we are to encourage the town centre living. Current provision or more provision of bedsit type accommodation will not financially benefit the economy of create a demand for quality tenants. **Student accommodation in this area?**

[former BHS building] Need to consider the possible **crime implication of creating another walkway** up to clumber street? Have issues with current walkways and alleys and have had to gate them. So would **need to me of high quality and managed adequately.**

[former Beales building] The council relocating into the Beales building would be a **great idea, The bridges over Stockwell and the general area needs to be improved.**

[Four Seasons future role] Four Seasons should identified as a key site. **Requirement for the council to consider the impact of the current lease, which is preventing any further investment in the centre and making the business not viable in the current climate. Its a crunch time for MDC to take a new approach to their interest and support of the scheme. There is still a need for retail space (as identified in the plan) but investment and a fresh strategy is required with MDC working more as a joint partner than a Landlord.**

It could also be said that Debenhams should be a key site identified following their demise. This could potentially be a site for the cinema/leisure highlighted in the plan.

[Sites missed?] Yes - Four Seasons Shopping Centre & Car park and Debenhams

[Network of green spaces] **I like the ideas,** but they can't be used as a temp sticking plaster to cover up unattractive areas, and **considering long term maintenance is essential.**

[Toothill Lane Car Park as a town centre park] Would this be **required if the market place is to be green space?**

Again **long term maintenance is essential** in order not to create a future no go zone.

[better use of the arches] Yes, but need to be aware of contraction of retail, so the use of these should be considered.
Niche creative offer?

[other opportunities to enhance heritage] Yes - Beautiful building that could be **enhanced through lighting up** etc [town centre living - senior living and student options] **Yes** - Improved footfall to the town, will encourage night time economy uses etc. **Location is key as they will act as a magnet to dining** etc, so needs to fit in with larger plan. Should also identify **doing more to attract the commuters living in and around Mansfield** in the new executive housing estates - what do they want to see in our town. What would make them visit Mansfield rather than Nottingham

[other types of residential accommodation] **Better quality - not low quality bedsits,** which attract anti-social behaviour issues and make the town a no go zone in the evening.

[university town] This really **hinges on the university provision** - a student community will attract tenants and investment, but we **need to attract the students first,** I think we need to be realistic regarding the scope of this and whether the **current uni course provision is enough to justify the importance placed on this strategy.** Lincoln has been transformed by the Uni - but they have the whole Uni, not just a small campus.

[art, culture and leisure - provision for all groups?] It is a **little vague** around the strategy, other than we want to have it.

[SMART technologies] SMART technologies are **fine, but it is essentials that the basics are the priority.** If we have a dirty, empty town, no tech will make up for that and attract people. This is the icing on the cake

Nottingham County Council

Vision - welcomed by NCC and the document clearly identifies there are many challenging severance issues to overcome when considering the evolved street pattern of Mansfield.

CC fully supports regeneration agenda the LPA is considering for the town centre (TC).

Reducing the impact of through traffic and encouraging walking and cycling is the main aim to make the town centre a more attractive place to live and work. So, obviously **improved pedestrian and cycleway facilities are essential to develop this proposed vision**. The document's main strategy to deliver a better connected and enhanced environment to create a regenerated town is to look at **ways footpaths & cycleways can be used to improve linkages, which is also advocated by the CC**. Mansfield's own area-wide transport study which supports the Local Plan up to 2033 identifies many transportation deficiencies and clearly indicates facilities must improve to cater for the expected urban growth and evolving needs generated by the proposed land use changes. **Pedestrian/Cyclist audits should be carried out** on the network adjacent to the sites identified in the Masterplan (including emerging windfall sites) **and the Mansfield Transport Study updated to identify and safeguard any land required** to ensure measures to remove pedestrian connectivity barriers can actually be delivered. This will ensure the vision is delivered comprehensively and not piecemeal. Through the Development Management process and the CC's S106 Planning Obligation Strategy, we **already have some practical mechanisms to address severance issues**.

Increased corroborative working with shared goals should be pursued between the Council and District Council to ensure the vision is delivered.

Streets and Movement - CC's general experience over the past few years is, whenever improved sustainable travel options are suggested to be provided as an integral part of redevelopment (through planning conditions or S106 obligations), developers cite viability issues. **The old bus station re-development** which directly relates to page 4 - photo 2 of the document is **providing very little in terms of offsite improved pedestrian movement corridors because of viability claims** at the point of a planning application. This would have been an **ideal opportunity to build new frontages, improve the walking/cycling corridor and links to neighbourhoods** but instead what has occurred is a **reduction in the quality of the existing pedestrian environment**. Incidentally, the pedestrian barriers depicted in the photo on page 4 are to stop vulnerable users/pedestrian falling off the significantly high access ramp, which is required to reduce the gradient on Stockwell Gate in recognition of the needs of mobility impaired pedestrians.

A Place to Live and Play - CC agree new residential development should incorporate cycle parking facilities, through the formulation of improved design codes and SPD's.

Greening Mansfield - CC support the upgrading of the public realm and **welcome the increased green areas and biodiversity gains** from such green infrastructure. CC consider it is **essential that a robust cyclic maintenance plan is established and adequately funded** to support these aspirations.

Uniting the town centre with its neighbourhoods - There appears to be increased popularity of developing vacant sites with drive through convenience facilities. The CC **does not consider this to always be the best approach to encouraging footfall** to the Town Centre, as **these facilities tend to attract more passer-by and diverted vehicles**, who simply use the facility then drive onto the next out of town retail park/home.

Moving main Council/Public Services from an out of town to a town centre location **appears to be a good idea**. As a significant employer of staff including the DWP staff, this could result in increased Town Centre footfall and generate/support food and beverages outlets and other independent businesses.

Improved pedestrian and cycle connectivity across the ring road is required to better access the town centre. The CC regrets that opportunities for footway/cycleway improvements have been overlooked as part of the decision on the planning application for the old bus station.

Comments on Key Sites / Initial Ideas

3. Rosemary Street Centre - The **provision of pedestrians and cyclist facilities on Walkden Street into the town centre need to be properly considered as connectivity at present is directly into the Four Seasons Centre**.

4. BHS and Clumber St - The CC consider there could be potential for improvements to create laneway for a range of uses. Clumber St is one way and West Gate is currently a pedestrianised area, so **accessibility needs to be carefully considered for service vehicles etc**.

8. White Hart St The CC believe that **suitable pedestrian routes need to be considered**, e.g. widening of strategic links/footways in the area.

Conclusion

The CC consider the **key to** any reimagined/repurposed Town Centre **project is the close involvement of the end user and the public**. Before the Town Centre Masterplan is finalised, it may be prudent to find out **what will attract them to use the Town Centre more**. Highway colleagues have drawn attention to the book '**Mansfield One Hundred Years Ago**' by A.S.Buxton 1923 which considers Mansfield's historic past and how it has evolved since the passing of the Mansfield Improvement Act in 1823. This maybe has some useful background information for planners and consultants involved in the TC plan, especially when considering the historic market place and the heritage parts of Leeming St, Westgate, Stockwell gate, Church St.

Nottingham County Council

Purpose of Masterplan

The CC welcomes the opportunity to comment on the vision and principles for a Town Centre Masterplan for Mansfield. From an economic development point of view, we welcome the opportunity to review the overall purpose of one of the County's principal towns within the context of a rapidly changing environment, with many issues having been accelerated by the consequences of COVID-19. The CC recognises the broad ambitions set out within the document and the eight principles which look to set out the means whereby the changing town landscape can be managed and driven forwards. We note in particular the changing pattern of retail, and the desired re-purposing of the town to support both local and sub-regional needs. We have specific comments to make on the details referenced against each principle but **wish to work collaboratively with Mansfield District Council to facilitate the way forward**. The challenges are significant and will obviously require innovative approaches to bring the specific projects forward, noting the recent disappointment at not securing the Future High Streets Fund support. The **CC wishes to continue to work positively with Mansfield and its partners via the Town Board to support the Town Investment Plan submission under the Town Deal and any future opportunities that may be announced**. It is noted that the Masterplan reflects the submissions made to date.

Streets and movement

We concur with what is said regarding the need to improve streets for people and help ease navigation around the town centre restore. In due course **all proposals that affect the public highway would require the approval of local County Councillors and the appropriate CC Committee**. Future highway proposals to address and improve walking and cycling access to the town centre **will be supported where they deliver and do not adversely impact on CC strategic objectives**.

It is **recommended that further development of the Masterplan proposals for streets and movement should ensure that proposals are considered/assessed against these impacts in order for the CC to determine it can support them**. It should be noted that the 'Access Strategy' commissioned by MDC to help inform the town centre masterplan did not consider these impacts; and this omission was highlighted by the CC when it commented on the draft Strategy and advised that their omission "may potentially impact on MDC's ability to use the document for the purposes it was intended".

Whilst the CC wishes to support the Masterplan and the consultation stages **it would be helpful if future documentation, (assuming schemes remain to be approved by the Highway Authority) could include a reference to make this clear as follows: "All potential highway improvements referenced in the master plan document are still subject to strategic and detailed assessment, and discussions with and approval by the CC"** The same point is made for future local cycling and walking proposals which will be determined by the CC following completion of technical analysis being undertaken. The CC welcomes further dialogue regarding proposals and priorities for implementation, but **it would be helpful if the master plan makes this clear and references that: "Future local cycling and walking highway improvements will be prioritised on those routes identified as priorities through the technical analysis undertaken (and approved) by the CC"** However, the CC as **Highway Authority would welcome further discussion with the consultant team** following this stage of the development of the Masterplan around any of the proposals that will (or have the potential to) impact on the public highway.

Greening Mansfield

This provides a significant **opportunity to work with the Environment Agency at the Field Mill Pond** whereby, they hold a flood risk asset on site. Looking further downstream,

there are **potential opportunities to work in Titchfield Park where the River Maun is canalised and limited connection with the public realm space**. In addition, there are **opportunities along the corridor on Bath Lane for tree planting along the river corridor to reduce the flood risk in the Town Centre**. The proposal to create a network of "pocket green spaces" within the central streets of Mansfield, which incorporate existing green spaces in the town is presumably referring to the pedestrianised road network. Whilst this is noted, **access would still need to be retained for loading and emergency vehicles**.

Uniting the town centre with its neighbourhoods

The document makes several references to "poor quality crossing facilities" and includes a photo. It is assumed this refers to the system of separated /segregated pedestrian and vehicle networks. **The CC supports a review of these but will need to consider the impact any identified improvements would have on other road users**. The Masterplan aims to improve pedestrian and cycle connectivity across the ring road to enable greater and safer access to the town centre by these healthier modes of travel. It is not known whether this aspiration relates to a desire to create more crossing points or make existing ones more pedestrian-friendly. **The CC would support the aspiration in principle** (as it ties with our own aspirations to encourage sustainable transport and reduce the severance caused by major roads) **but both are likely to have some impact on journey times for vehicular traffic. This would need to be quantified in order to help consider these proposals further**.

The Masterplan aims to "shift the identity of key sections of the ring road from a movement corridor to more of a street/ boulevard environment for people to better access and enjoy". It is not known exactly what is proposed by this but, again, **reallocation of road space may have potential impacts for journey times, congestion and air quality**. An **assessment of the impact of any proposals** on all road users will be required.

The Masterplan aims to “create a well-connected, consistent and safer neighbourhood street network that prioritises active travel, making walking, cycling and micro-mobility (such as E-bikes and electric scooters) the most convenient choices. **Whilst not disputing this aim, such proposals to would need to be subject to community/resident consultation.**

Providing a welcome worthy of Mansfield

A series of proposals have been identified under this heading of “. There is nothing unacceptable in principle, but in practice it is **difficult to understand what exactly the aspirations/ proposals might be. Further information would be welcome.**

The proposal to consolidate Mansfield’s car parking offer would concentrate car access/egress in fewer locations. **This has potential benefits but also creates potential disbenefits including increased congestion at busy times, (both locally and more widely on approach routes) and a greater risk of disruption in the event of localised issues** (flooding, accidents etc). The CC supports the recognition of the role for walking, cycling and public transport, particularly for trips into the Town Centre.

The impacts of **any changes around the ring-road on the wider highway network will need careful consideration.** Whilst trips to the town centre are important, the highway network around the town centre needs to also support other longer distance and through trips. Improving connectivity across the ring road will clearly reduce barriers, but **any changes to capacity on the ring road are likely to need mitigation measures to prevent serious delays being induced across the network.** Any such **suggested changes will require careful evaluation of likely wider re-distributional impacts** across the local, more residential, network.

Comments on Key Sites / Initial Ideas

Site 1 Belvedere Street / Bus Interchange
The Masterplan refers to the Mansfield Bus Station, which is managed and operated by the County Council in partnership with local bus operators. The bus station and interchange facility provide a high-quality gateway to the town centre including connectivity with rail services.

The CC has also provided significant investment for the Mansfield Town Centre Statutory Quality Bus Partnership scheme, which sets out a partnership standard for bus services accessing the Town Centre, and bus infrastructure provision. In addition to the bus station, investment has included improvements to bus stop infrastructure, highways, vehicle quality including emissions and staff training, therefore improving the quality and reliability of the local services, the street-scene and the environment.

The CC request that the bus station interchange and access to public transport are central to the Masterplan vision. Any future development should ensure that well defined access to the bus/rail stations is maintained and should consider public transport integration with other modes, including cycling and walking facilities, as part of a sustainable planning framework

Site 2 Stockwell Gate
This is an area of Mansfield that is known as having some **significant surface water flooding issues.** As part of the town centre regeneration, it **would be helpful if items such as tree pits, increased soakaways and raingardens/ planters were considered** as part of any regeneration. Like the above, the Market Place is susceptible to surface water flooding issues. Increased surface roughness through planting etc would also be of flood risk benefit to this area of Mansfield.

Site 6 Converting Toothill Lane car park into a public open space - **This site has significant access difficulties.** At the time of writing this response, it is not known if there is a pedestrian-only access to the south onto Church Street. If so, **the route is via steps and is narrow and does not benefit from natural surveillance.** It would **not be suitable for those with mobility impairments.** If not, the only access to the site presently is via Toothill Lane which, as its name suggests, is on a steep incline. The carriageway is very narrow and operates one-way for vehicular traffic. The footways have been widened on the western side as far as is possible but, **without closing the road to traffic completely, access to the proposed park will remain substandard and difficult.**

Site 9 “Greening” the Market Place:
The routes around the Market Place are public highway so the design and layout of any proposals will need to take this into account. The CC would welcome discussion around the extent to which cycling **should be allowed to penetrate the town centre,** not just in the Market Place, but on pedestrianised routes in general.

Mansfield BID Company LTD

After reviewing the document, the directors and the chief executive have the following comments to submit.

The document highlights a strategic lead in future development, however it **lacks ownership and pride of place.**

Note: I understand this to be a draft, however it is **poorly presented in format and media.** There needs to have **less text in certain slides and suitable quality graphics/pictures to capture interest and buy-in.**

Question is: **What is the VISION towards Mansfield's Future USP?? Feel this document doesn't identify this.** We draw from the vision, linking our past – so it would be **better** if the document demonstrated it **synergy between what's in our past which we can be proud of and see it enhancing our future. E.g. historical buildings and using these to enhance our identity whilst they serve to fulfil the modern needs** e.g.. new accommodation/students etc.. Mansfield has a history in being a market town, geographically being surrounded by large expanses of rural land e.g. farming! Does this heritage not have substance in the new Mansfield (open/indoor markets) as I would of thought it definitely would fit Mansfield's USP. NB: **Geographically Mansfield is close to Lincolnshire where there is opportunity to partnership (market gardening) and promote buying/selling produce – this in turn promotes jobs, health and welfare etc.**

Our thought on this highlight the following:

1. The **front page needs to endorse key focal points** that highlight Mansfield heritage and offer.

- a. Considerations to include
- i. Bentinck memorial
- ii. Viaduct
- iii. The feather

2. The **second page should be a 3D view of the town not aerial** as this offers ease of reading when trying to digest where the area is identified

Note: Page quotes regeneration of Mansfield town centre over next 15 years!! What it **doesn't state throughout this consultation is what the roll-out maybe** and in what way this potentially will be achieved?
It quotes headings e.g. **Growth, Well-being, Aspiration and Place but doesn't highlight the measures that support these?**
Highlights 6 bullets provide over-view but doesn't say how its planning on achieving this?

3. There is **no identification of the location of Mansfield to areas such as:**

- a. Time to Nottingham
- b. Time to London
- c. Time to M1
- d. Catchment population
- e. Largest strategic town centre in Nottinghamshire
- f. Surrounding key tourist sites and time to sites

4. There is **no earmarked page to highlight the overall vision in a positive view.** Words such as (Example taken from Walsall Masterplan):

A great place to live, work and relax "People form lasting opinions of a place from their first encounter or point of arrival. These influence their behaviour and relationship with that place and determine its success. Creating a safe, clean, active and enjoyable place with a series of well-connected attractive spaces will encourage people to stop and interact within a town. As a consequence, their relationship with a place will be positive and they are more likely to return.

Healthy town centres balance the needs of their communities, places, people and businesses. The Walsall Town Centre Masterplan aims to develop and define a Walsall Experience which encourages people to live, work and relax. The interventions proposed will transform the town centre by 2040; creating an improved and positive feel and an experience which generates a sense of pride in Walsall Town Centre.

A positive arrival experience at the rail and bus stations will welcome visitors and draw them through to legible, attractive and vibrant public spaces, encouraging them to spend more time in Walsall Town Centre. The development proposals will create a healthy town centre with a high quality mix of leisure, retail, office and housing to meet the requirements of the current community while also attracting new visitors, businesses and residents in the future."

I would **recommend a similar insert to be included before 'The Vision' page 6** The **language throughout doesn't promote or aspire.** It also doesn't take advantage of strap lines – adding key sharp enhancements to promote its vision/purpose!

5. **Consider inserting a page stating ' the here and now' or similar before page 3.** This then **allows the reader to understand the outline of the current picture and advice considered for their consultation.** And not perceived as a negative report of Mansfield

6. **Page 3, 4, 5 wording needs to be broken up with photos** to ensure the reader is kept engaged. The current the format contains text in a concentrated format which can be off putting to read.

7. **Page 5 needs photos to put the text into context.** It **does not mention Mansfield as the largest town centre** in Nottinghamshire.

8. The **photos on each page need to be colour coded to each number it represents for ease of identification.**

9. The **vision and 8 themes of development (pages 7 to 10) are positive and proactive in highlighting areas of considerations** within the document. However, **there is no mention on how this is going to be measured.**

10. Page 9: Connected Network of Destination? promoting healthy living? **How is it going to achieve this – could make a bold visionary statement** e.g. promote healthy

active well-being for all **via introducing cycle/disabled scooter friendly pathways into the heart of the town and from all major artery network** links e.g. trains/buses/taxi ranks and car parks.

11. Page 11 key sites – the **map needs key focal points to be inserted for ease of identity** such as four Seasons Shopping Centre, Old Town Hall, bus station, train station etc.

12. Page 11 key sites – the number sites (1 to 11) and key breakdown of areas – **could this be colour coded for ease of the readers** and more visual.

13. Slide 11/12 – **duplication. Only have one.**

Other observations

1. It quotes the need to be able to reposition its offer and respond to changing needs in order to enhance its vitality and vibrancy?? **What is the plans to deliver this?**

2. **Messaging needs to be plain English not boardroom speak!** Furthermore, it needs to say is **HOW?** Its aspiring clearly to achieve this.. **could be saying by promoting independent/national retailers to invest/remain in Mansfield** etc.

3. Do **like the vision towards increasing open space (green) spaces, leisure, fitness, cinemas residential and workspace etc and see this dovetailing with student relationships and Nottingham West College** etc. But what about taking advantage of this and **encouraging our existing retail space to diversify e.g.** promoting eateries, coffee shops etc. natural areas to encourage dwell time in the town.

4. The vision – eight key principles e.g. liveability, diversification, evolution, repair and renewal?

Note: **again, is this people speak! Are these headings identifiable??**

5. **Is this document relevant to a specific timeline?** – there is **no mention of period** of cover for this masterplan to be in place and delivered by.

6. There is **no reference to transform the town to**

support national chains that work on a multichannel sales environment. A consideration on how the Masterplan will support existing national chains and attract new ones who are expanding such as Matalan, The Range etc which is currently lacking in the town.

This should encompass click and collect provision earmarked within business models at present which supports and retains bricks and mortar sites.

7. **Car parking provision – should this be included as an initiative to include electric parking / low carbon emission sites within the town centre to link with greening the High Street. Incentivise out of town car parking** that is not profitable as free or low cost parking with clear walking routes into the town highlighting and supporting healthy lifestyles.

8. **The slides are too cluttered! Poor quality pictures!**

Mansfield granted Market Charter in the 13th century! What impact does this have for the future of the town in terms of a masterplan?

9. Its **critical to acknowledge past poor planning in the towns** infrastructure as unfortunately **Mansfield has very poor and unsightly modern buildings** which have added to making it look unattractive. Any **future proposal must have innovative planning build trends** so that we build a place where people want to visit and are proud to call it their home town. What will this be? There is no mention of this in the masterplan – **no identity, branding essential for future public and private investment within the town.**

10. **Have we taken note of any famous people/events/organisation – military ties etc from Mansfield and how have we considered promoting our heritage in inspiring our local young generation.**

11. Note: **No ending slide which could have a strapline key message,** promoting the Mansfield Masterplan etc.

Appendix 2

- Letter / email (1,053 letters and 1,723 emails sent)

Mansfield District Council



Contact: [REDACTED]
Your user ID:
Our ref: MTCMP
Direct line: [REDACTED]
Email: lp@mansfield.gov.uk
Date: 18 October 2021

Re: Mansfield town centre masterplan (draft)

Mansfield District Council are consulting on a masterplan for Mansfield town centre. This document provides a vision and delivery plan to guide redevelopment a number of key sites to create a mixed-use town centre with more food and drink, workspace, employment, cultural, leisure and educational uses that would increase the number of visitors. There is also a focus on providing quality housing for all ages, more greenery, new open spaces and a strong independent retail scene to help transform Mansfield into a vibrant place where more people want to spend time and money.

You can make comments on the draft masterplan from 18 October to 10 December 2021. All comments received will be used to inform the final document which, upon adoption by Mansfield District Council, will act a blueprint for the town centre. It will inform and help prioritise future projects and funding bids, and be used as a material consideration in the determination of planning applications within the town centre.



You can view the document and comment online by visiting our consultation portal:
https://mansfield.objective.co.uk/portal/town_centre/masterplan or by scanning the QR code on the left with the camera on your smartphone.

Your username is: [Insert username]

To make comments online, please contact us quoting your reference or username, at lp@mansfield.gov.uk or on 01623 463322 / 463182 / 463195 so that we can link your account with your email address and send you a password.

You can also view a copy of the document at the Civic Centre and at each county library in the district during the consultation period. Please check opening times, and ensure you follow any social distancing guidelines in place.

We will be holding the following drop in sessions where you can come along and find out more:

Andy Abrahams – Elected Mayor

Hayley Barsby – Chief Executive Officer

Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH

www.mansfield.gov.uk

T 01623 463463

E mdc@mansfield.gov.uk

f MyMansfieldUK

t @MDC_News

21 October 2021 (10am until 5pm)
Mansfield Market Place (outside the Town Hall), Mansfield town centre

4 November 2021 (10am until 5pm)
West Gate (outside WHSmith), Mansfield town centre

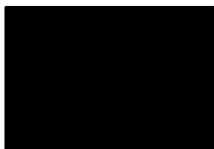
18 November 2021 (10am until 5pm)
West Gate (outside Mansfield Library), Mansfield town centre

All events will be held outside in a gazebo.

Comments must be made in writing and should preferably be sent electronically via the consultation portal or by email to lp@mansfield.gov.uk. Any comments sent by post should be addressed to the Planning Policy Team Leader at the address below and reach the council no later than 10 December 2021. Please note that any comments you make may be made publicly available.

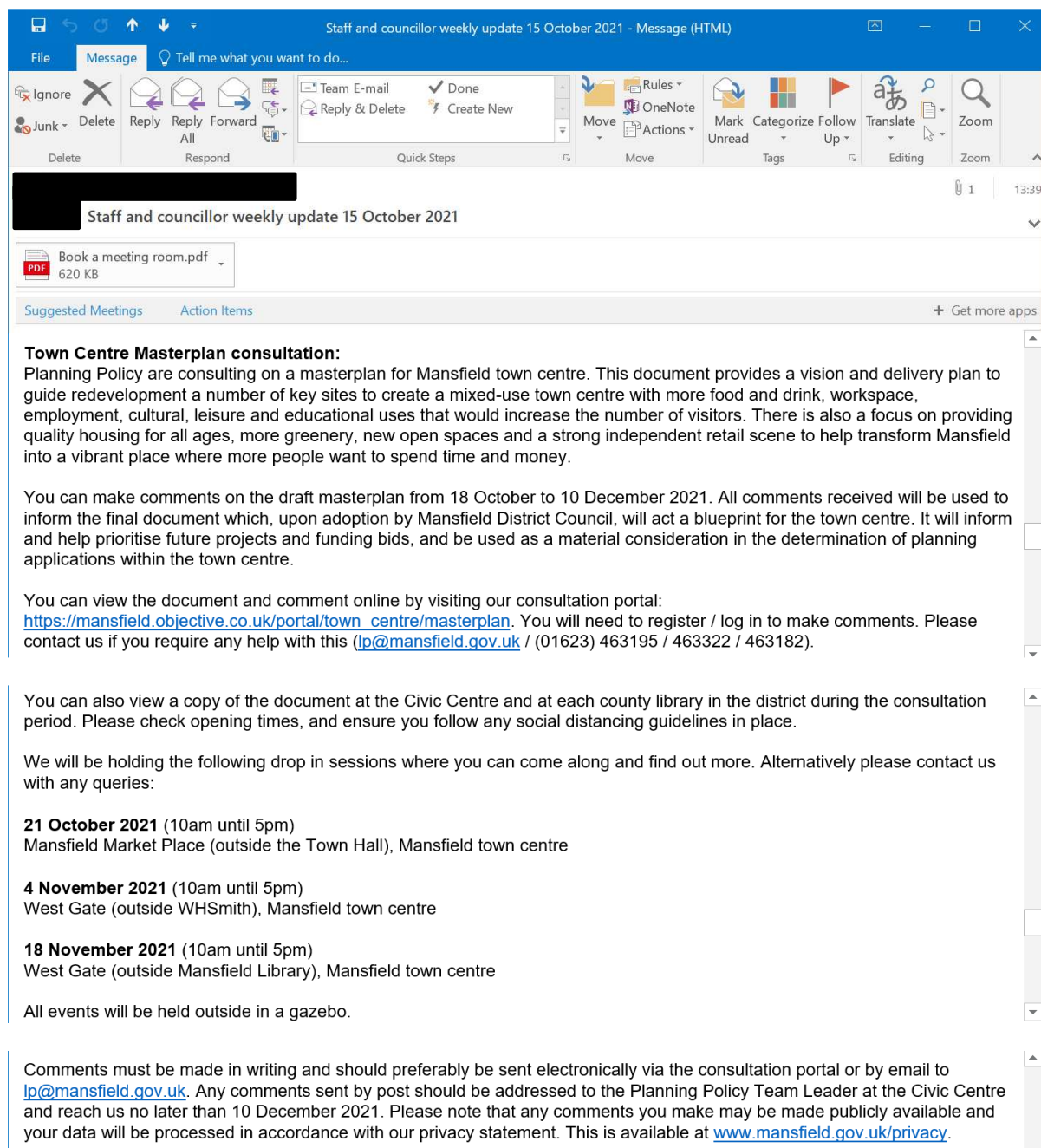
You have received this letter because you are listed on Mansfield District Council's Local Plan database. We'd be grateful if you could let us know your email address so that we can reduce our paper usage. Please contact us, quoting your reference or username, at lp@mansfield.gov.uk or on 01623 463322 / 463182 / 463195 to update your details, for further information, or to be removed from our records.

Yours Faithfully




Planning Policy Team Leader
Mansfield District Council

- MDC staff emails (one per week between 15 Oct – 10 Dec 2021)



The screenshot shows an Outlook email window titled "Staff and councillor weekly update 15 October 2021 - Message (HTML)". The interface includes a ribbon with tabs for File, Message, and Tell me what you want to do... The Message tab is active, showing various actions like Ignore, Delete, Reply, Forward, and more. The email content is as follows:

Staff and councillor weekly update 15 October 2021

Book a meeting room.pdf
620 KB

Town Centre Masterplan consultation:
Planning Policy are consulting on a masterplan for Mansfield town centre. This document provides a vision and delivery plan to guide redevelopment a number of key sites to create a mixed-use town centre with more food and drink, workspace, employment, cultural, leisure and educational uses that would increase the number of visitors. There is also a focus on providing quality housing for all ages, more greenery, new open spaces and a strong independent retail scene to help transform Mansfield into a vibrant place where more people want to spend time and money.

You can make comments on the draft masterplan from 18 October to 10 December 2021. All comments received will be used to inform the final document which, upon adoption by Mansfield District Council, will act a blueprint for the town centre. It will inform and help prioritise future projects and funding bids, and be used as a material consideration in the determination of planning applications within the town centre.

You can view the document and comment online by visiting our consultation portal:
https://mansfield.objective.co.uk/portal/town_centre/masterplan. You will need to register / log in to make comments. Please contact us if you require any help with this (lp@mansfield.gov.uk / (01623) 463195 / 463322 / 463182).

You can also view a copy of the document at the Civic Centre and at each county library in the district during the consultation period. Please check opening times, and ensure you follow any social distancing guidelines in place.

We will be holding the following drop in sessions where you can come along and find out more. Alternatively please contact us with any queries:

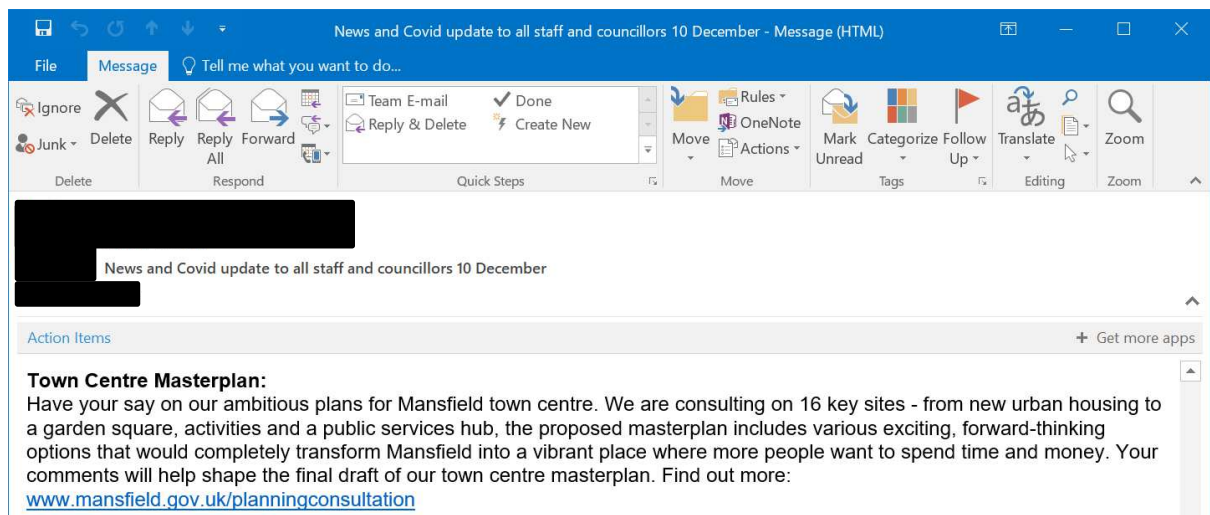
21 October 2021 (10am until 5pm)
Mansfield Market Place (outside the Town Hall), Mansfield town centre

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West Gate (outside WHSmith), Mansfield town centre

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- Press release (28 September 2021)

Masterplan reveals ambitious vision for town centre

Ambitious plans have been unveiled for the transformation of Mansfield town centre with the launch of a masterplan.

Mansfield District Council's draft town centre masterplan provides a vision and delivery plan that will guide new development over the next 15 years, while preserving the town's industrial history and heritage assets.

The council aims to work with partners and alongside private developers and investors to create a mixed-use town centre with more food and drink, workspace, employment, cultural, leisure and educational uses that would increase the number of visitors. There is also a focus on providing quality housing for all ages, more greenery and new open spaces and a strong independent retail scene.

The 100-page document provides guidance for the future redevelopment of 16 key sites, with various exciting, forward-thinking options that would completely transform Mansfield into a vibrant place where more people want to spend time and money.

The masterplan looks at potential options for each quarter of the town as well as for specific buildings including The Town Mill, Beales and the Four Seasons Shopping Centre.

In the Market and West Gate quarter, major projects could include student accommodation at Clumber House and redesigning Mansfield Market Place into a garden square suitable for a variety of uses including markets and events alongside a new green public space for the town.

In the Church Street area, plans show how the sensitive redevelopment of White Hart Street could potentially create quality urban homes and a new park on Toothill Lane. The plan breathes new life into the Old Town Mill for commercial use.

The Station area could be redeveloped to create a real sense of arrival for people travelling by bus or train and shows how Beales could be turned into a hub for public services.

In Stockwell Gate and Four Seasons, the document explores options for the long-term future of retail for the shopping centre, Rosemary Street and Stockwell Gate, which would bring in a combination of retail, leisure, homes and office space.

The masterplan explores adding activity to the iconic arches of the viaduct, the creation of outdoor dining as well as new spaces for play and exercise, and the use of lighting and art installations.

Each potential scheme and project could be further considered for delivery in the short (1 to 5 years), medium (5 to 10 years) or long term (10 years+). They would be subject to funding and securing planning permission and any future highways works would need to be agreed by Nottinghamshire County Council as the Highways Authority.

Executive Mayor Andy Abrahams said: "The masterplan is the most significant planning document that the people of Mansfield will have seen for generations. The vision and aspiration we have for the town is ambitious, and rightly so.

"It is also controversial in presenting various options that would fundamentally transform spaces and reposition Mansfield as a quality place to live, work and visit. We want to see a cleaner, greener town centre with new open spaces where people and businesses can thrive.

"The historic fabric of the town centre will be preserved and visitors and residents will be better connected with safer access and movement around town.

"The Masterplan is our best version of Mansfield, it values public space and heritage whilst providing what is needed for future generations. We hope that our residents and businesses will be inspired and see a bright future for Mansfield."

The masterplan will support work that is already underway on the Towns Fund Investment Plan and the preparation of future funding submissions for the Levelling Up Fund and the UK Shared Prosperity Fund. It also sets a planning blueprint for private sector development and investment.

Consultants Allies and Morrison in partnership with Cushman & Wakefield (deliverability and viability specialists) and Urban Flow (transport specialists) were appointed to prepare the masterplan on behalf of the council.

The masterplan will be presented to members of the council's Overview and Scrutiny Committee (Place) at a meeting on 28 September and the Portfolio Holder Cllr Stuart Richardson will then be asked to consider approving a six-week public consultation, which is expected to start in mid-October. The Masterplan would then be considered by Full Council in December, ahead of its planned adoption in the new year.

You can view the [draft masterplan here](#) .

Published: September 28th 2021

Have your say on future redevelopment of Mansfield town centre

Now is the time to have your say on ambitious plans for the future redevelopment of Mansfield town centre.

A consultation on Mansfield District Council's draft masterplan started today (Monday 18 October 2021) and runs until 10 December.

The masterplan provides a vision and delivery plan that will guide new development over the next 15 years, while preserving the town's industrial history and heritage assets. The document sets out potential options for each quarter of the town as well as for specific buildings including The Town Mill, Beales and the Four Seasons Shopping Centre.

The masterplan will be on display at three consultation events where members of the council's Planning Policy team will be on hand to answer questions.

The events will take place on:

- Thursday 21 October (10am to 5pm) outside the Old Town Hall in Mansfield Market Place.
- Thursday 4 November (10am to 5pm) outside WHSmith on West Gate.
- Thursday 18 November (10am to 5pm) outside Mansfield Library on West Gate.

You can also view a copy of the document at the Civic Centre and at each library in the district during the consultation period. Please check opening times and follow the COVID-19 measures that are in place.

Executive Mayor Andy Abrahams said: "This is the most important document relating to Mansfield town centre's future regeneration that has been published in recent years. While it contains an overall vision for the town centre's development over the next 15 years, nothing in it has been set in stone. Your views are important to us and we want as many people as possible to provide comments and ideas to help us shape Mansfield."

You can find further information about the masterplan on our [planning consultation webpage](#). You can also email jp@mansfield.gov.uk or write to the Planning Policy Team, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH.

The 100-page draft masterplan document provides guidance for the future redevelopment of 16 key sites, with various exciting, forward-thinking options that would completely transform Mansfield into a vibrant place where more people want to spend time and money.

Major projects could include student accommodation at Clumber House, the redevelopment of White Hart Street to provide quality urban homes, redesigning the Market Place into a garden square suitable for a variety of uses, turning Beales into a hub for public services, and adding activity to the iconic arches of the viaduct.

Feedback on the masterplan will be incorporated in a final draft before it is considered for adoption early next year.

Published: October 18th 2021

What would you like to see in Mansfield town centre?

How do you think Mansfield town centre should look in five, 10 or 15 years from now?

Now is the time to have your say on ambitious plans for its future redevelopment.

A consultation on Mansfield District Council's draft town centre masterplan has been extended to 5pm on 23 December 2021.

The masterplan provides a vision and delivery plan that will guide new development over the next 15 years, while preserving the town's industrial history and heritage assets.

The document sets out potential options for each quarter of the town as well as for specific buildings including The Town Mill, Beales and the Four Seasons Shopping Centre.

Photos of the proposals and maps for key sites will be on display at consultation events where members of the council's Planning Policy team will be on hand to answer questions.

The remaining events will take place on:

- Thursday 18 November (10am to 5pm) outside Mansfield Library on West Gate.
- Thursday 25 November (1pm to 7pm) Turner Hall, Mansfield Woodhouse.
- Thursday 2 December (1pm to 7pm) The Stable Barn, Warsop Parish Centre, Bishops Walk, Church Warsop.

You can also view a copy of the document at the Civic Centre and at each library in the district. Please check opening times and follow the COVID-19 measures that are in place.

Executive Mayor Andy Abrahams said: "This is the most important document relating to Mansfield town centre's future regeneration that has been published in recent years. While it contains an overall vision for the town centre's development over the next 15 years, nothing in it has been set in stone. Your views are important to us and we want as many people as possible to provide comments and ideas to help us shape Mansfield."

You can find further information about the masterplan on the council's [planning consultation webpage](#).

You can also email lp@mansfield.gov.uk or write to the Planning Policy Team, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH.

The draft masterplan document provides guidance for the future redevelopment of 16 key sites, with various exciting, forward-thinking options that would completely transform Mansfield into a vibrant place where

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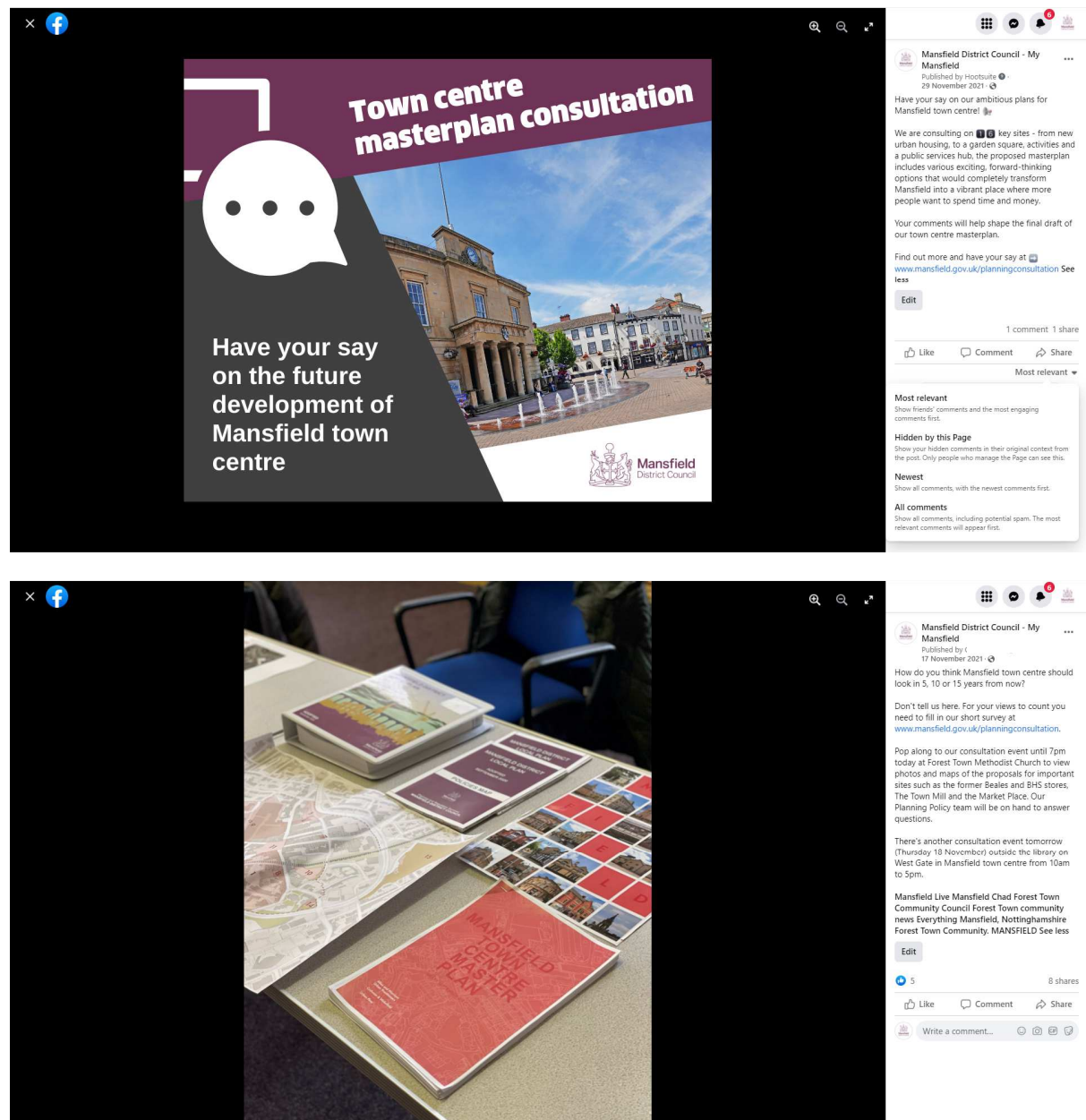
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Feedback on the masterplan will be incorporated in a final draft before it is considered for adoption early next year.

Published: November 17th 2021

- Social media posts

• Facebook

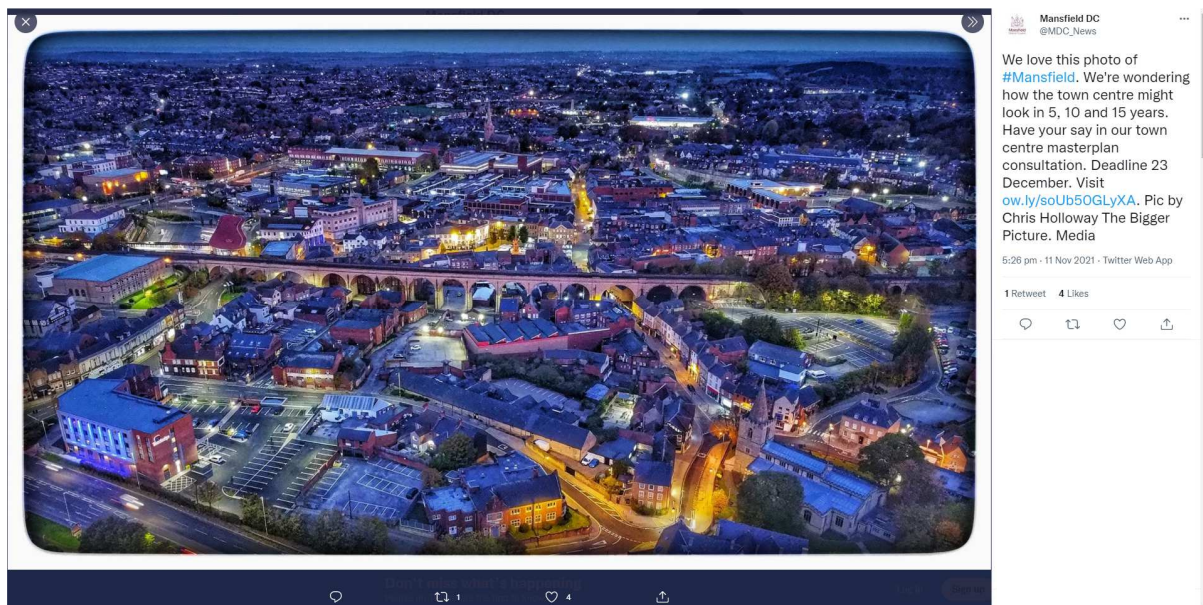






Examples of some of our Facebook posts.

- **Twitter**



Examples of some of our tweets on Twitter

Videos were also posted on both social media channels.

- **Posters**



Mansfield
District Council

Mansfield District Council

Do you want to have your say on the future of Mansfield town centre?

The **Draft Mansfield Town Centre Masterplan** provides a vision and delivery plan that will guide new development over the next 15 years, while preserving the town's industrial history and heritage assets and we would like your views.

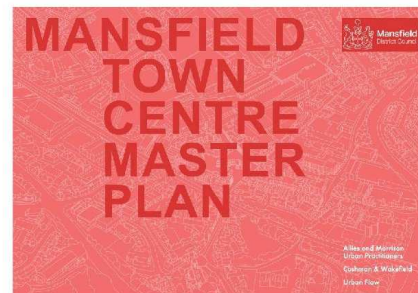
Have any questions or want to know more?
Come and see us!

21 October 2021 (10am until 5pm)
Mansfield Market Place (outside the Town Hall), Mansfield town centre

4 November 2021 (10am until 5pm)
West Gate (outside WHSmith), Mansfield town centre

18 November 2021 (10am until 5pm)
West Gate (outside Mansfield Library), Mansfield town centre

All events will be held outside in a gazebo. Hand sanitiser will be available and face masks should be worn.



Available here and online at:

https://mansfield.objective.co.uk/portal/town_centre/masterplan



by 10 December

Please send
your comments to:

Planning Policy Team, Mansfield District Council,
Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH

 www.mansfield.gov.uk

 MyMansfieldUK

 @MDC_News



Mansfield
District Council

Mansfield District Council

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Come and see us!

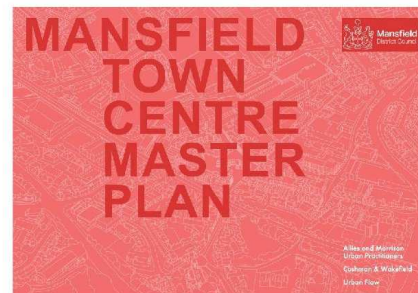
17 November 2021 (1pm until 7pm)
Forest Town Methodist Church, Clipstone Road West, Forest Town

18 November 2021 (10am until 5pm)
West Gate (outside Mansfield Library), Mansfield town centre

25 November 2021 (1pm until 7pm)
Turner Hall, Church Street, Mansfield Woodhouse

2 December 2021 (1pm until 7pm)
Stable Barn, Bishops Walk, Church Warsop

All events will require hand sanitising and face masks should be worn.



Available here and online at:

https://mansfield.objective.co.uk/portal/town_centre/masterplan



by 23 December

Please send
your comments to:

Planning Policy Team, Mansfield District Council,
Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH

 www.mansfield.gov.uk

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Appendix 3

- 3a - Growing Bolder session

TC Masterplan Consultation
Growing Bolder Group

Mansfield Town Centre Masterplan Consultation

Growing Bolder Group – Mansfield Museum [11.11.2021]

MDC Officers: [REDACTED]

The session was divided into 6 parts:

1. Welcome and introductions:
2. Discussion good / bad things in town centre:
3. Introduction to the masterplan:
4. Breakout session – site options:
5. Feedback from breakout session: and
6. Next steps / commenting on the masterplan

The following is a summary of parts 2, 4 and 5.

(+) of Mansfield Town Centre according to the group

- Museum – easy to find the history of Mansfield and valuable to the residents
- Nice structures and buildings
- Heritage
- Viaduct attached with a lot of memories
- Connectivity (well pedestrianised especially routes into the town centre)
- Good theatre |
- Super events
- Parks are well maintained
- Trees
- Good views – especially from Toothill lane car park
- River
- Scotches

(-) of Mansfield Town Centre according to the group

- Make the market more accessible to vehicles this will potentially attract more users and become convenient
- Lots of derelict buildings
- Market isn't as busy as usual
- Youngsters say there isn't much to do in Town – often finding themselves in Nottingham and other localities
- Night time economy in the town has decreased
- Corona virus has exacerbated problems in the town (catalyst)

- Peripheral car parking – would like to see more car parks in the Town Centre
- More commercial businesses into the town centre – e.g. Debenhams closing down
- Travel Lodge?
- Litter problems
- Need more takeaways/restaurants – more diversity and choice
- Town Centre isn't appealing to visitors – might not come back after first visit
- Don't want to encourage night clubs (too much noise and safety concerns – especially with the elderly)
- Evening bus routes could improve
- Issues with alcoholics in the Town Centre
- Poor management of the Town Centre
- Need better safety
- Not much activity during day time – no vibrancy (need more things to do) – more seasonal events such as the Christmas market in Nottingham
- Private coaches are not able to use the public coaches facilities – which leads to parking issues for private buses
- Poor publicity of events – some great events have taken place but some residents have been unaware of these. Could improve on the advertisement of events.
- Markets are not engaging with customers
- Retail trends have impacted the Town Centre – more people are using large out of Town retail parks such as Meadow hall and online shopping
- Cycle lanes could improve
- Public transport
- Upgrade towns – use of modern architecture could become more appealing
- Free car parking will attract more people
- Competitors provide free car parking facilities – thus attracts a constant flow of people
- Mansfield District Council need to come up with new strategies on how retain investment – many businesses have come into the area but left
- Better linkages into the Town Centre
- More social spaces where people can meet up and have activities to do
- Need a better/clear idea of what we want Mansfield to become
- Create a community (Town Centre lacks it)
- Better bus routes to Sherwood
- Lack of shops – not many choices in the Town Centre
- Too many restrictions has taken away the heart from the Town

- More seating options – could use concrete structures as this will prevent vandalism
- Workshop has a different feeling – even though it is smaller
- More trees/floral
- Public toilet facilities

Comments on the Town Centre Masterplan

- **14-16 Church St**
 - Mining Museum? (Part proposal?) – leisure use linked to heritage of the area
 - Would elderly people want to live in Mansfield Town Centre?
 - James Murray – circular saw
 - Recognise somewhere?
- **Town Mill**
 - Bands
 - Restaurants for upper end of the market
 - Leisure use
- **The Station**
 - Big area – currently messy
 - Residential could be an option
- **Four Seasons / Walkden St**
 - Think about clash with other users?
 - Needs to be attractive and landscaped
- **Beales**
 - Not very attractive and there is a need of a revamp
 - Potential indoor market on the bottom floor
 - Top floor ornate – keep / function suite
 - Central local by market place and Four Seasons
 - Council hub – convenient makes sense
 - Incorporate MPs office

- **Belvedere St**

- Currently an eyesore
- Far out of town – people can't walk that far from Market Place – possibly better links
- Improve links to Bus/Train station
- Ideal for a coach park (private day trips)
- A bit of a chicken + egg – which comes first – people or car parks

- **Rosemary Centre**

- Retail option
- Signage for car parks is important so no confusion with private / MDC car parks
- Need access for people without vehicles links to Town Centre and public transport

- **Market Place**

- Like the idea of green space and seating facilities
- More food places in Market Square – different kinds of street food and a bit more up market
- Better parking
- Better lighting – especially during night
- Remove large boulders and stones (eye sore/safety concerns)
- More events – such as a Christmas market or a summer beach
- Better protection measures

- **Viaduct**

- Residential
- Café
- Artwork |
- Update
- Nice lighting
- Flower displays

- **BHS**

- Demolish
- Update

- **Toothill Lane Car Park**

- Risk of getting rid of central car park? – more car parks needed
- More rock homes maybe? This will fit in with the heritage of the site

- **Clumber Street**

- residential
- land behind could become car park
- retaining students and keep them in Mansfield

- 3b - MDC Cultural Services workshop

On 17 January 2022 a workshop on the draft town centre masterplan was held with Mansfield District Council staff members working in the cultural services team, and other interested parties from the cultural sector in Mansfield town centre.

Notes taken from the event are as follows:

- Reference should be made to family and supported living within the town centre
- Concern over the removal of carparks but encouraging more people to access and use the town centre. There needs to be thought of how going to attract people from outside of Mansfield i.e. Nottingham when train times are not very good.
- Family dwellings need some carparking
- Beales for the use of the civic centre is supported
- Support the redevelopment of the market place for a social and meeting place.
- Needs to be greater detail around what the skills and employment spaces are to be used for and by whom
- Pedestrianisation of Leeming Street would be a barrier to the theatre and the museum, stopping buses from stopping outside the theatre and museum would become an issue for access for people with disabilities due to the hill up Leeming Street
- Theatre and museum do not meet statutory requirements and are in need of refurbishment.
- The Old library, theatre and museum need to be set out as a strong cultural quarter in the masterplan as a hook to attract funding. There needs to be a strategy to remove the amount of takeaways in the area.
- Need nightlife to be in zones
- Space for nightclub events for people with disabilities is this something that could be included within Mansfield connect
- Parking needs to be safe and accessible
- There needs to be a strategic study for the displacement of the homeless once the masterplan starts to be delivered.

- 3c - Consultation with Young People: Mansfield Town Centre Master Plan